



83 Legacy Pass Calgary Alberta

\$749,000

Welcome to 83 Legacy Passage -- where elegance, functionality, and comfort come together in over 2,200 sq. ft. of beautifully designed living space. This two-story detached home features a LEGAL SUITE, offering incredible versatility and future potential. Step inside to 9-foot ceilings on the main level and a stunning chef's kitchen with stainless steel appliances and stone countertops, along with carefully selected upgrades for everyday enjoyment. The open-concept layout is perfect for entertaining and family gatherings. Upstairs, the primary suite offers a serene retreat with beautiful views. Two additional generously sized bedrooms and a 4-piece bathroom make this home ideal for a growing family or visiting guests. The professionally developed LEGAL SUITE in the basement features a private entrance and offers even more to love. With high ceilings, a spacious kitchen with stone countertops, stainless steel appliances, and ample storage, this suite is both functional and stylish. It also includes a large bedroom and a 4-piece bathroom -- perfect for extended family, guests, or tenants. The suite has its own furnace and hot water tank. Enjoy evenings on the deck -- ideal for watching sunsets and hosting BBQs. The HUGE, fully landscaped, low-maintenance yard saves you time and effort so you can relax and enjoy. The size of the backyard allows for gravel parking for a future triple garage, with plenty of additional space to park an RV or a boat. The tenant living in the basement is on a month-to-month rental agreement and is ready to move out at any time, but she prefers to stay and pay \$1,050 per month. Located just minutes from South Health Campus, top-rated schools, parks, and public transit -- this home truly has it all. Book your private showing today and present your offer with confidence. (id:6769)

Living room 15.08 Ft x 12.92 Ft

Kitchen 14.00 Ft x 12.92 Ft

Dining room 14.92 Ft x 8.58 Ft

Den 5.92 Ft x 5.67 Ft

2pc Bathroom 5.08 Ft x 4.58 Ft

Bonus Room 11.75 Ft x 9.92 Ft

Primary Bedroom 12.92 Ft x 11.25 Ft

Bedroom 9.92 Ft x 9.42 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Laundry room 3.50 Ft x 3.25 Ft

Family room 11.67 Ft x 11.17 Ft

Kitchen 8.92 Ft x 7.50 Ft

Bedroom 11.58 Ft x 9.92 Ft

4pc Bathroom 8.08 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:
MaxWell Capital Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

3pc Bathroom 7.83 Ft x 4.92 Ft

Laundry room 4.83 Ft x 4.17 Ft

Bedroom 9.92 Ft x 9.08 Ft