

**278 Legacy View SE  
Calgary, Alberta**
**MLS # A2229448**

**\$924,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,393 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Lawn, Level, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Solar Tube(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** NA

Welcome to 278 Legacy View SE—an impeccably maintained former Stepper Homes Showhome that showcases craftsmanship, design, and condition rarely found in today’s new builds. This 3-bedroom plus den, 2.5-bathroom home offers over 2,393 square feet of refined living space, thoughtfully designed for modern families and effortless entertaining. From the moment you enter, the quality is evident. Professionally decorated by an interior designer, this home features custom valances, designer wallpaper, and intricate hardwood inlay design elements in both the dining and living rooms, elevating the main floor with warmth and texture. Soaring 9-foot ceilings and engineered hardwood floors lead you through a bright and open layout. The kitchen is a standout with Ogee bevelled granite countertops, full-height two-tone cabinetry, a walk-through pantry with added window, and a premium appliance package featuring a gas cooktop, built-in oven, French door fridge, and upgraded chimney hood fan. The adjacent dining space flows seamlessly into a sun-filled living room complete with custom millwork and an upgraded electric fireplace with built-in heat blower. Every detail has been elevated, including 8-foot interior doors, upgraded Heritage casings, knock-down ceilings, and fully upgraded interior hardware. A dedicated den with custom glass barn doors provides the ideal private workspace or flex room. Upstairs, the west-facing vaulted bonus room offers beautiful natural light, added depth, and ceiling height thanks to architectural bump-outs and ceiling vaulting—perfect for relaxing or entertaining. The spacious primary suite is designed for comfort, featuring a large walk-in closet and a spa-inspired 5-piece ensuite with Kohler fixtures, dual sinks, a deep soaker tub, a fully tiled shower, and heated tile flooring with its own control unit located in the water

closet. Two additional bedrooms, a well-appointed 4-piece bathroom, and an upper laundry room with added cabinetry complete the upper floor. What sets this home apart is the level of investment in both finish and function. Over \$100,000 in premium upgrades include Sonos built-in speakers, upgraded plumbing and lighting, a complete blind package, upgraded baseboards, and custom built-ins in both the office and mudroom. The backyard is professionally landscaped and features a covered patio, while the exterior is enhanced with an exposed aggregate driveway, natural stone masonry, and a wrought iron security door. A 20-panel bi-directional solar system virtually eliminates electricity costs—saving approximately \$300/month—while central A/C adds year-round comfort and convenience. Meticulously cared for and move-in ready, this is a rare opportunity to own a former show home that offers the feel of a brand-new build—without compromise. Located in the vibrant community of Legacy, close to parks, schools, shopping, and walking paths, 278 Legacy View SE delivers on every level. This is the one you’ve been waiting for!