

**94 Legacy Woods Place SE
Calgary, Alberta****MLS # A2245520****\$699,900**

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,833 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

YOU WILL NOT FIND THIS KIND OF VALUE IN LEGACY! Central Air, one of the quietest streets in the community, fully finished basement with 4th bedroom and a fully landscaped West facing backyard. Step into a home that all other comparable listings should strive to be like! This stunning home in Legacy offers over 2,500+ SQ. FT. of developed space on a quiet & flat rectangular lot, less than 4 minutes away from one of the best playgrounds in the community. With HIGH-END FINISHES, CENTRAL AIR CONDITIONING and extensive UPGRADES, this LIKE-NEW home is MOVE-IN READY. This Calbridge Built home has been meticulously taken care of through the years and the condition rivals any newer home in the community. The welcoming foyer features a large entryway amazing FEATURE WALLPAPER DESIGNS throughout the home and ample storage spaces lead into the BRIGHT, OPEN-CONCEPT main floor with the best GOURMET KITCHEN LAYOUT features sleek STAINLESS STEEL APPLIANCES, a GAS COOKTOP RANGE, FRENCH DOOR REFRIGERATOR, a large PANTRY with shelving and a LARGE CENTER ISLAND. The adjacent GREAT ROOM with GAS FIREPLACE overlooks the FULL DECK & LANDSCAPED YARD with ample room for large outdoor furniture and BBQ space along with a FULLY-FENCED BACKYARD. A dedicated DINING AREA and a stylish 2-PIECE POWDER ROOM with FEATURE WALLPAPER complete the main level. Upstairs, well over 1,000 SQ. FT. offers a LARGE BONUS ROOM that is perfect as a MEDIA ROOM or OFFICE. The spacious PRIMARY SUITE is a true retreat with FEATURE WALLPAPER, LARGE WINDOWS, and a LUXURIOUS 5-PIECE ENSUITE, including DUAL VANITIES, WALK-IN CLOSET, a SOAKER TUB, GLASS STAND-UP SHOWER, and a PRIVATE WATER

CLOSET. An UPPER LAUNDRY ROOM means no stairs with heavy laundry baskets!. Two additional BRIGHT BEDROOMS (far away from the Primary Bedroom for privacy) and a 4-PIECE MAIN BATH complete the upper floor. The FULLY FINISHED BASEMENT worth thousands of dollars by today's standards, includes a LARGE REC ROOM with a spacious fourth bedroom (currently used as a gym) with good size closet and a full 4-piece bath with walk-in shower add extra convenience. Additional highlights include a FULLY DRYWALLED & PAINTED FRONT-ATTACHED GARAGE featuring an EV CAR CHARGER Rough-in for future use. Located in South Calgary's FASTEST-GROWING COMMUNITY, Legacy offers SCHOOLS, SHOPPING, DINING, and a 300-ACRE ENVIRONMENTAL RESERVE. Legacy Corner, Legacy Village, Township, and Legacy Grove provide endless amenities, ensuring a lifetime of memories in this vibrant neighbourhood. With impeccable DESIGN, PREMIUM FINISHES, and a THOUGHTFUL LAYOUT with zero wastes space this can be a forever home for every family with huge resale value on a street with no ongoing construction! Call your favourite agent now for incentive details!