

## 41 Legacy Terrace SE Calgary, Alberta

**MLS # A2250689**

# \$825,000

Division:	Legacy		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,360 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Wet Bar		

**Inclusions:** n/a

Welcome to Legacy, one of Calgary's most esteemed new communities! This exceptional 1,359 sq ft bungalow, offers incredible value and a rare opportunity in the current market. With a double garage and a fully finished basement, this meticulously maintained home is ready for you to move in and enjoy. The property features a beautifully landscaped and fenced yard, ensuring both privacy and curb appeal. Its prime location provides easy access to transit, LRT, Stoney Trail, and McLeod Trail, making commuting throughout Calgary a breeze. Nearby, you'll find an array of bike paths, playgrounds and schools, perfect for families. Inside, the main floor is designed for entertaining, with a spacious kitchen that flows seamlessly into the living area, allowing for interaction during gatherings. The abundance of natural light from the large windows and soaring ceilings creates a warm and inviting atmosphere. A versatile den offers a dedicated workspace or can easily serve as a second bedroom. The primary bedroom is a true retreat, featuring expansive windows, high ceilings, and an impressive walk-in closet. The luxurious ensuite bath boasts a large vanity and a stunning tiled shower, providing a spa-like experience at home. The lower level continues to impress with two generously sized bedrooms and a well-appointed four-piece bathroom. The recreation room, complete with a cozy fireplace and fully equipped wet bar, is perfect for family movie nights or entertaining friends. Step outside to the fully fenced, landscaped backyard, where a two-tier deck with southwest exposure awaits, creating an ideal setting for gatherings and outdoor enjoyment. If you desire a home that combines elegance, convenience, and ample space for everyone, look no further. This bungalow in Legacy could be your perfect sanctuary.