

**207 Legacy Mount SE
Calgary, Alberta**

MLS # A2209257



\$1,325,000

Division:	Legacy		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,706 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Driveway, Garage Faces Front, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaping		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Kinetico water system, Reverse osmosis system, Tv wall mounts, Pool table, Patio umbrella, Sauna

*** OPEN HOUSE Sunday June 22 2pm-4pm *** This one-of-a-kind executive bungalow features over 3,300 sq.ft. of beautifully developed living space, with high-end upgrades and attention to detail throughout and is perfectly positioned on a quiet street backing onto the beautiful valley with direct access to extensive walking trails. From the moment you arrive, the exposed aggregate driveway, impressive curb appeal, and oversized triple garage set the stage for the quality and craftsmanship found within. Step inside the impressive entry way and discover a bright, open-concept floor plan with 10ft ceilings, rich hardwood flooring and flooded with natural light. The front entrance is a dream for organized living, featuring a walk-in closet, a designated shoe closet, a regular coat closet, and a tiled mudroom. The gourmet chef's kitchen features top of the line appliances including Wolf cook top, sleek quartz countertops, and under-cabinet lighting. A large central island with seating serves as the heart of the space and the adjacent dining room provides a great space for entertaining. The functional walk-through pantry offers extensive shelving and includes a standalone upright freezer. The living room includes vaulted ceilings and cultured stone gas fireplace. The large patio doors open to the beautiful Southwest facing deck with glass railings, dura deck and unbeatable views. The spacious primary suite features a huge walk-in closet with laundry hook ups and a spa-inspired ensuite with standalone soaker tub, heated tile flooring and glass-enclosed steam shower. A second bedroom (currently used as a home office) is perfect for work-from-home inspiration or a quiet guest room. The powder room completes the main floor. Head downstairs to the spacious, fully finished walkout basement with in-floor heating and an open concept that features a generous sized TV

area, games space complete with a pool/ping pong table, and rough-in plumbing for a future wet bar. Expansive sliding patio doors span the full wall and provides access to your southwest facing backyard. The lower level also includes an additional bedroom, office, a full bathroom with an infrared sauna, a laundry room, and a massive storage area. The backyard is professionally landscaped with blooming trees, lush grass surrounded by rundle stone and a lower aggregate patio and staircase. Additional upgrades and features include; central air conditioning, high-efficiency furnace, water softener & reverse osmosis system, built-in speakers interior & exterior and the garage has rough-in plumbing & EV rough-in, is insulated & drywalled and has a side man door. This meticulously maintained and upgraded home truly offers luxury living inside and out. Legacy is a walkable community, with 15 km of scenic pathways that take you past peaceful ponds, wide open green spaces, and along the ridge of a massive 300-acre environmental reserve—perfect for year-round enjoyment.