

## 15 Legacy Close SE Calgary, Alberta

**MLS # A2205841**



# \$688,900

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,653 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Level		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** N/A

This spectacular former show home is a beautifully designed two-storey residence located in the sought-after community of Legacy. Offering functional living space, stylish upgrades, RV parking, and a fully developed basement, this home is perfect for families and entertainers alike. The main floor features 9' ceilings and upgraded wood flooring throughout, creating a bright and inviting atmosphere. The spacious living room is filled with natural light, while the open-concept dining area is perfect for family gatherings. The gourmet kitchen is a chef's dream, complete with a large island and breakfast bar, ample cabinet and counter space, a pantry, and stainless steel appliances. From the kitchen, step out to the private west-facing backyard, where a deck with a BBQ gas hookup provides the perfect space for outdoor relaxation. Upstairs, the dreamy primary suite boasts a walk-in closet and a four-piece ensuite. Two additional spacious bedrooms, a versatile bonus room, a four-piece bathroom, and a convenient upper-floor laundry complete this level. The fully developed basement offers 9' ceilings, a large entertaining area with a wet bar, and a half bath, making it an ideal space for a home gym, media room, or guest area. Additional highlights of the home include an attached single garage with a parking pad, RV/trailer parking at the back, and a spacious fenced lot with potential for a double garage or carriage house (to be confirmed with the municipality). The property is well maintained, featuring a new hot water tank for added peace of mind. Located close to shopping, schools, transit, walking paths, and major roadways, this home sits in a family-friendly cul-de-sac with ample parking and minimal traffic. Don't miss this opportunity to own a stunning home in the desirable Legacy community. Contact your real estate agent today for a

private showing!