

## 3 Legacy Crescent SE Calgary, Alberta

MLS # A2213882



# \$679,000

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape, Many Tre		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** tv projector in family room, window coverings, shed

Exceptional 4-Level Split CORNER LOT Home Opposite Legacy Ponds &ndash; A Rare Gem! Seize this extraordinary opportunity to own a stunning 4-level split home, impeccably maintained by its ORIGINAL OWNERS and ideally situated across from the serene LEGACY PONDS. With 4 spacious bedrooms, 3.5 luxurious bathrooms, and a host of premium upgrades, this home is designed to captivate a wide range of discerning buyers. Main Level Elegance: Step into an inviting open-concept living space where gleaming hardwood floors flow seamlessly under soaring VAULTED CEILINGS. The expansive kitchen is a chef&rsquo;s dream, boasting upgraded stainless steel appliances, sleek QUARTZ countertops, and ample cabinetry, perfect for entertaining or family gatherings. Upper Level Retreat: Ascend to the upper level, where hardwood floors continue to impress. The primary bedroom is a true sanctuary, featuring a generous walk-in closet and a spa-inspired 4-piece ensuite with a DUAL SINKS & Large SHOWER. A second bedroom, a convenient UPSTAIRS LAUNDRY ROOM w/ sink, and an additional 4-piece bathroom complete this level. Lower Level Entertainment Hub: The lower level is an entertainer&rsquo;s delight, showcasing a cozy home theatre experience with a TV PROJECTOR, complemented by a stylish WET BAR equipped with its own dishwasher and fridge. A convenient 2-piece bathroom adds functionality to this versatile space. Fully Finished Basement: The lower level offers two additional bedrooms, a 4-piece bathroom, and a SECOND LAUNDRY ROOM space tucked within the mechanical room, providing flexibility for guests, or extended family or roommates. Outdoor Oasis: Accessed via a SIDE ENTRANCE, the sun-drenched, professionally landscaped backyard is a low-maintenance haven with ARTIFICIAL TURF, durable DURA-DECKING,

and a concrete patio pre-wired for a hot tub. The oversized, insulated, and drywalled DOUBLE DETACHED GARAGE easily accommodates a pickup truck and offers ample storage. Plenty of extra guest parking is available on the side of the property by the side entrance. Nestled in a family-friendly neighborhood, this home is steps from a new K-9 school (under construction) and surrounded by exceptional amenities: 1) A nearby shopping plaza with a gym and essential services; 2) The expansive Township Shopping Center; 3) A breathtaking 300-acre environmental reserve with scenic trails for outdoor enthusiasts. Upon completion, this vibrant community will feature 4 schools with recreational facilities, 3 tranquil ponds, 10 lush parks, 4 soccer fields, 3 commercial hubs, and 15 km of interconnected walking trails, ensuring a lifestyle of convenience and leisure. Don't miss this rare chance to own a meticulously crafted home in a sought-after location. Call today to book your private viewing &dash; this masterpiece won't last long!