

331 Legacy Circle SE  
Calgary, Alberta

MLS # A2192287



## \$949,900

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,552 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This exceptional luxury residence has over \$100,000 in upgrades and is perfect for those who appreciate the finer details. Set on one of the largest lots in the neighbourhood, this home offers ample space and high-end features that elevate everyday living. With 2,574 square feet of above-grade living space, this two-story home is designed to offer both comfort and elegance. The main level greets you with a bright and open floor plan, highlighted by a cozy gas fireplace in the open-to-above great room, framed by large windows that fill the space with natural light. The chef's kitchen is a true standout, complete with a gas range, custom hood fan, pristine white cabinetry, a large island, and a spacious walk-through pantry &mdash; a perfect setup for entertaining. The main floor also features an impressive home office, and a fabulous mudroom. Upstairs, you'll find four spacious rooms, including the luxurious master bedroom, which boasts a 5-piece ensuite and a large walk-in closet. The upper floor also includes a large bonus room for lounging, three additional spacious bedrooms with massive closets, a 4-piece main bathroom with a dual vanity, and a dedicated laundry room. For car enthusiasts or those who need extra space, the oversized double garage features an epoxy floor and offers enough room for a full-size double cab truck. Enjoy relaxing on your large rear deck, ideal for unwinding after a long day. Located in one of Calgary's most desirable communities, Legacy, this home offers easy access to nearby walking paths, as well as a range of amenities, including schools, a community garden, and endless shopping and dining options at Township Shopping Centre or Shawnessy Shopping Centre. Make 331 Legacy Circle SE your new home &mdash; a true blend of luxury, convenience, and style.