

59 Legacy Crescent SE
Calgary, Alberta

MLS # A2204396



\$669,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,791 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Detached, Insulated, Oversized, Workshop in		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Wired for Sound		
Inclusions:	none		

Open House Saturday 2:00-4:00. Welcome home. Here is a fabulous home in the Southeast Community of Legacy. The property is completely developed and is now available for new ownership—this 2625+ sq. ft. home has an urban concept floor plan. The main floor has nine-foot ceilings and wide plank laminate hardwood flooring. The great room features a stunning floor-to-ceiling floating hearth tile fireplace. The chef's kitchen has tall mocha maple cabinets accented with stainless steel appliances, quartz countertops, an elegant backsplash, a large island, a corner pantry, and a spacious island. There is tile flooring in the front and rear entries. This home has four bathrooms, a reverse osmosis water system, a water softener, a three-ton central air conditioning system, and a security system. The open staircase to the upper level has maple wood rails and spindles. A terrific second-floor laundry room with double doors to a side-by-side steam washer and dryer. Large, bright windows throughout the home with two-inch wooden shutters. The upper level has three fantastic bedrooms, including a vast owner's suite with a stunning five-piece ensuite with a glass shower, a corner soaker tub, and double sinks with a vanity counter. The fully developed basement has an additional bedroom and a media/office nook; the bathroom has a floor-to-ceiling tile shower, a wet bar, quartz countertops, and a beautiful stone-feature wall. The media area has a 7.1 surround sound home theatre, and the ceiling has three layers of ROXUL soundproof insulation. The back door opens to a west-facing 22x14 deck with a gas line to the BBQ. A maintenance-free yard leads to simple living. An oversized insulated garage that is 22x26 has an 18 x 8 door, 10 ft. ceiling, a gas line and permitted heater, and 220-volt wiring on a separate circuit from the home. It is a short walk to

two scenic ponds with water features, multiple parks, and a short drive to the shopping district. The community includes a skating rink, garden, movie theatre, and more. Please call your agent today to view this great home.