

# \$957,000 - 111 Legacy Landing Se, Calgary

MLS® #A2184461

**\$957,000**

4 Bedroom, 4.00 Bathroom, 2,365 sqft

Residential on 0.10 Acres

Legacy, Calgary, Alberta

**PRICE REDUCTION FOR QUICK SALE !!**

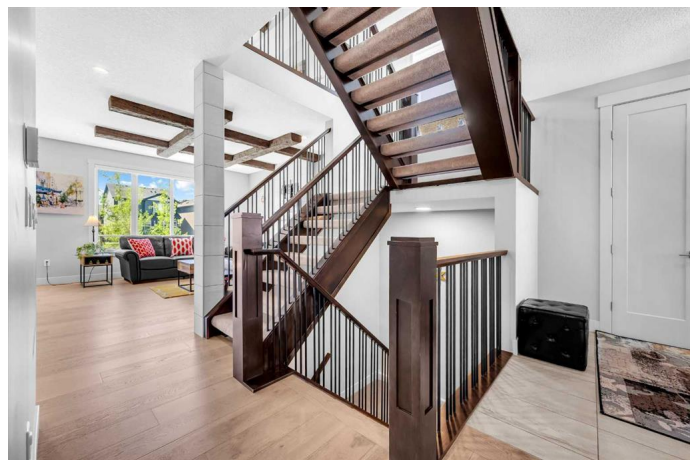
3200 SQFT | Walkout Basement | South

Backyard | Green Path | Upcoming K-9 School

Welcome to your new home—an exquisite masterpiece that combines unparalleled luxury with an unbeatable location.

\*\*\*Main Floor\*\*\*From the moment you step inside, the warm ceramic tile flooring welcomes you into a space where sophistication meets modern comfort. The living room, graced with a COFFERED ceiling and an elegant fireplace, evokes the perfect ambience for family gatherings or quiet evenings. The chef's kitchen is a true showstopper: 1.) An Oversized island for effortless prep and entertaining. 2.) Ceiling-high cabinets exudes modern elegance. 3.) Top-of-the-line appliances include a gas cooktop, built-in microwave, and oven. 4.) BUTLER'S KITCHEN with a second sink adds extra functionality. The bright dining area with built-in cabinetry and oversized windows opens onto a south-facing deck—your private sanctuary for soaking in nature's tranquility.

Â \*\*\*Upper Floor\*\*\*The primary suite is a true retreat, offering - 1.) A spa-inspired 5-piece ensuite with HEATED FLOORING, a soaker tub, and a double vanity. 2.) A spacious walk-in closet. Two additional king-sized bedrooms provide comfort and flexibility. The bonus room, featuring COFFERED



CEILING and a SECOND fireplace, is perfect for cozy movie nights. A dedicated laundry room with built-in cabinets, additional FLEX ROOM, and a double-vanity bathroom complete this level, blending practicality with luxury.

**\*\*\*Walkout Basement\*\*\*** The fully finished walkout basement expands your living area with: 1) A spacious recreational room featuring a WET BAR for entertaining. 2) An additional bedroom and a 4-piece bathroom, offering privacy for guests or family.

**\*\*\*Other Upgrades\*\*\***This home is packed with high-end features: Insulated garage with EPOXY-finished flooring, custom blinds, 9-foot ceilings throughout, 8-foot doors on the main floor, CENTRAL VAC, pre-wiring for an outdoor hot tub, exposed aggregate patio, CENTRAL A/C, beautiful accent walls and sleek metal spindle railings on the staircase.

**\*\*\*The Perfect Location for a Balanced Life\*\*\***  
Situated in the vibrant Legacy community, this home backs onto a scenic green path and is steps from the Legacy Ponds. The upcoming K-9 school ensures convenience for families, while nearby amenities include: 1) One local shopping center with a gym and essential services ; 2) The expansive Township Shopping Center; 3) A 300-acre environmental reserve with trails for outdoor enthusiasts. Upon completion this community promises: 4 Schools with recreational amenities, 3 ponds, 10 Parks, 4 Soccer fields, 3 Commercial sites and 15 kms of interconnected Walking Trails. This is more than a home—it's a lifestyle! Contact us or your realtor now!!!

Built in 2020

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2184461    |
| Price          | \$957,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,365       |
| Acres          | 0.10        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 111 Legacy Landing Se |
| Subdivision | Legacy                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 2E7               |

## Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Playground, Park                                    |
| Parking Spaces | 4                                                   |
| Parking        | Converted Garage, Double Garage Attached, Insulated |
| # of Garages   | 2                                                   |

## Interior

|                   |                                                                                                                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Stone Counters, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Tray Ceiling(s), Wet Bar, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Central Air Conditioner, Bar Fridge, Built-In Gas Range, Built-In Oven, Gas Water Heater, Washer/Dryer, Window Coverings                                                                                                                           |
| Heating           | Forced Air, Natural Gas, Fireplace(s), High Efficiency                                                                                                                                                                                                                                                     |
| Cooling           | Central Air, Sep. HVAC Units                                                                                                                                                                                                                                                                               |

|                 |                                            |
|-----------------|--------------------------------------------|
| Fireplace       | Yes                                        |
| # of Fireplaces | 2                                          |
| Fireplaces      | Gas, Great Room, Living Room, Mantle, Tile |
| Has Basement    | Yes                                        |
| Basement        | See Remarks                                |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Gas Grill                                              |
| Lot Description   | Landscaped, Low Maintenance Landscape                  |
| Roof              | Asphalt                                                |
| Construction      | Wood Frame, Concrete, Manufactured Floor Joist, Stucco |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 79                  |
| Zoning         | R-1s                |
| HOA Fees       | 60                  |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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