

# \$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 !!**

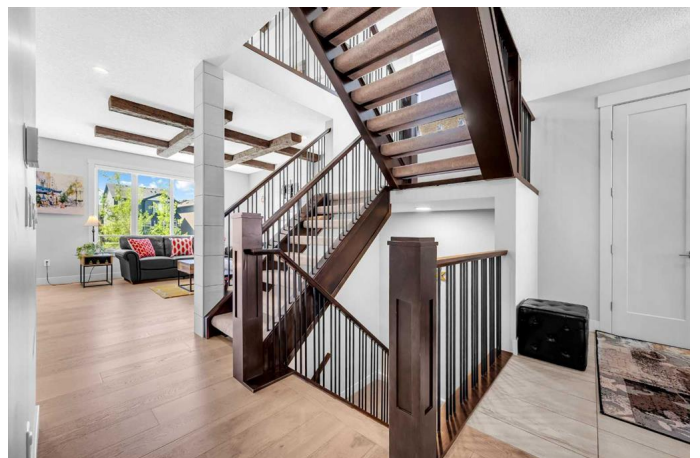
3200 SQFT | Walkout Basement | South

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        | Double Garage Attached, Converted Garage, Insulated |
| # of Garages   | 2   |

## Interior

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

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

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 65                  |
| Zoning         | R-1s                |
| HOA Fees       | 60                  |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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