

**24 Legacy Landing  
Calgary, Alberta**

**MLS # A2294931**



**\$825,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,338 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** None

Step into this stunning 2,300+ sq. ft. family masterpiece, perfectly situated in the heart of the award-winning community of Legacy. Designed with both sophistication and daily functionality in mind, this home offers a seamless blend of open-concept living and private retreats. The main level welcomes you with rich hardwood flooring and a dedicated den, perfect for a quiet home office or study. The heart of the home is the expansive living room, featuring a cozy fireplace anchored by a floor-to-ceiling stone detail. Chef's will love the gourmet kitchen! Substantial granite-topped island for prep and casual dining. Premium built-in microwave and a walk-in pantry. A bright, oversized eating area with elegant French doors that lead directly to your spacious backyard deck. The journey continues upstairs to a massive bonus room, ideal for family movie nights. The layout includes: A luxurious Primary Suite with a spa-inspired 5-piece ensuite. Two additional generous bedrooms and a full 4-piece bath. The ultimate convenience of an upper-floor laundry room. The lower level is professionally finished, offering a large family room for entertaining, a fourth bedroom, and another full 4-piece bathroom—perfect for guests or teenagers. As an added bonus, Central Air-Conditioning to keep it comfortable in the summer months! Outside, the large backyard provides plenty of room for summer BBQs and play. The Location Advantage - You are steps away from the brand-new school and surrounded by Legacy's famous parks and pathways. With the Township Shopping Centre just minutes away, you have world-class shops and restaurants right at your doorstep. This is the one you've been waiting for—don't miss out!