

# \$849,900 - 98 Legacy Lane Se, Calgary

MLS® #A2205969

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,282 sqft

Residential on 0.11 Acres

Legacy, Calgary, Alberta

Stunning Calbridge Show home model Daytona 2, with Tandem Triple car heated Garage in popular friendly Community of Legacy, Welcome to this exceptional 2-storey home this property boasts a unique layout that sets it apart in the neighborhood. Spacious Living is offered with this 4-bedroom, 9ft ceilings on the main, 3.5-bathroom, grand bonus room, and a fully developed basement, with additional 9ft ceilings just over of 3000sq. ft. of beautifully finished living space. As you enter inside this home your are greeted by spacious foyer leading you to an inviting open-concept layout with abundance of natural light. The living room features a cozy gas fireplace with sleek stainless surround, and large windows, creating a warm and welcoming space. The main floor DEN/OFFICE flows nicely with the rest to provide you that option to work from home, and all of this is Covered by gorgeous modern wide plank engineered flooring. The Kitchen offers large quartz center island perfect for casual dining, along with a spacious dining area for family meals. The custom kitchen cabinets are raised all the way up to 9ft ceiling with quartz countertop, with plenty of storage space, and with stainless steel appliance package. Convenient walk-through pantry, all upgraded light fixtures, and a huge mud room to keep everything organized and a 2pc bath completes the main floor. The second floor is perfect for a growing family, featuring, large, bright bonus room, 4- generously sized



bedrooms, a convenient main 5pc bath with quartz double vanity, and upper laundry room. The primary bedroom is a true retreat, offering a good-sized walk-in closet with built in closet, shelves, and a luxurious 5-piece ensuite bath with soaker tub and a extended quartz vanity for all your personal care items. Custom blinds and drapes are included, the fully developed basement is an entertainer's dream, with a family room, featuring wet bar, with granite counter tops, with upper/lower cabinets, to match the rest of the home, built in dishwasher, and a bar fridge. An additional lower 3 pc bath, a custom wall bed and all Huge windows throughout for that natural light. Relax on the maintenance -free composite deck with tempered glass railing overlooking a spacious fully fenced yard. The stamped concrete pad extends for extra entertaining space, and an amazing, paved back lane for that extra privacy. This home is equipped with Central Air conditioner, overhead gas heater, water softener, and a 50gallon hot water tank. Beautiful curb appeal with hardy board and a stone. This home is located in a fantastic Location, just steps from all the major Shopping Centers, All levels of Schools, Playgrounds, Parks, and a 5 min drive to convenient Stony Trail. This is a truly an amazing home!! Call today to book your private viewing!!

Built in 2016

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2205969  |
| Price          | \$849,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,282     |

|            |             |
|------------|-------------|
| Acres      | 0.11        |
| Year Built | 2016        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 98 Legacy Lane Se |
| Subdivision | Legacy            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2X 1Y7           |

### Amenities

|                |  |
|----------------|--|
| Amenities      | None   |
| Parking Spaces | 5  |
| Parking        | Additional Parking, Alley Access, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, RV Access/Parking, Tandem, Triple Garage Attached |
| # of Garages   | 3  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Family Room, Gas, Metal   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind, Paved, Private, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Composite Siding, Wood Frame  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 10              |
| Zoning         | R-G             |
| HOA Fees       | 80              |
| HOA Fees Freq. | ANN             |

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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