

45 Legacy Gate SE

Calgary, Alberta

MLS # A2269408



\$524,900

|             |                                                                                                                          |            |      |
|-------------|--------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Central, Natural Gas                                                                                                     | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile                                                                                                   | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                          | Condo Fee: | -    |
| Basement:   | Full                                                                                                                     | LLD:       | -    |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                                                                                          | Zoning:    | R-2M |
| Foundation: | Poured Concrete                                                                                                          | Utilities: | -    |
| Features:   | Built-in Features, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |            |      |
| Inclusions: | Shed                                                                                                                     |            |      |

Welcome to this one-of-a-kind duplex located on one of the best streets in the community! From the moment you arrive, the charming curb appeal hints at the thoughtful attention to detail and endless upgrades that await within. Step inside and be greeted by beautiful hardwood floors that welcome you into the inviting living room featuring custom built-ins/ speakers, a spacious dining area, and a stunning chef's kitchen. This kitchen is a dream, featuring upgraded cabinetry, sleek quartz countertops, upgraded appliances (including a gas range), and a convenient, oversized breakfast bar&mdash;the perfect space for entertaining. The main level is completed with a spacious mudroom and a convenient 2-piece bathroom. Ascend the oversized staircase to discover the serene second level. The intimate primary suite awaits, a true retreat complete with built-in speakers, a generous ensuite bathroom, and a desirable walk-in closet. Two additional bedrooms, a 4-piece bathroom, and upper-level laundry complete this floor, ensuring convenience for the whole family. Finally, the unspoiled basement, featuring desirable 9-foot ceilings, is ready for your personal vision to create the perfect expanded space for your family's needs. Outside, you&rsquo;ll love the private, oversized west-facing backyard, which has been professionally landscaped and features a large deck with a BBQ gas line and patio, making it an ideal setting for outdoor entertaining and relaxation. For the car enthusiast or those needing extra space, the paved back lane, oversized garage (23.5' x 23.5'), and storage shed provide everything you&rsquo;ll need. This home has been extremely well cared for and truly is a must-see! Be sure to view the 3D virtual tour for a better look