

**540 Legacy Circle SE**  
**Calgary, Alberta**

**MLS # A2283405**



**\$648,800**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,755 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Outdoor festive lighting. TV in dining room. 2 shelves in foyer on wall.		

Magnificent former showhome situated across the street from a large pond and a future estate area! Enjoy the view from your very own full width covered veranda! The home itself, combines a bright open layout with contemporary comfort. Once inside, the quality of the workmanship is extraordinary! From the retro partition wall in the foyer to the cozy great room fireplace with it's streamlined mantle, to the elegant metal railing on the staircase and to the soaring high ceilings - you'll feel right at home here! From the front of the home to the back of the home - it's one large open space! The kitchen is sensational with a huge island and eating bar, drop down pendant lighting, modern upgraded backsplash, sleek chimney hoodfan, stainless steel appliances and "3 tone" kitchen cabinets - it's definitely a show stopper! As you head upstairs, railing is not just on the staircase but also continues on the upper floor. The primary bedroom has it all : a vaulted ceiling, a massive walk-in closet with MDF shelving, a grand 5 piece ensuite with double sinks and a 5 foot wide tiled ensuite shower WOW! The spare bedrooms are at the rear of the home so there's decent separation for the home owners. The large laundry room has a counter and cabinets over the washer and dryer plus it has another set of shelves for linen. The basement is undeveloped but has R.I. plumbing for a future bathroom. The double car garage provides secure parking and more storage. Be the first to view this remarkable home!