

# \$799,900 - 44 Legacy Court Se, Calgary

MLS® #A2197503

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,368 sqft

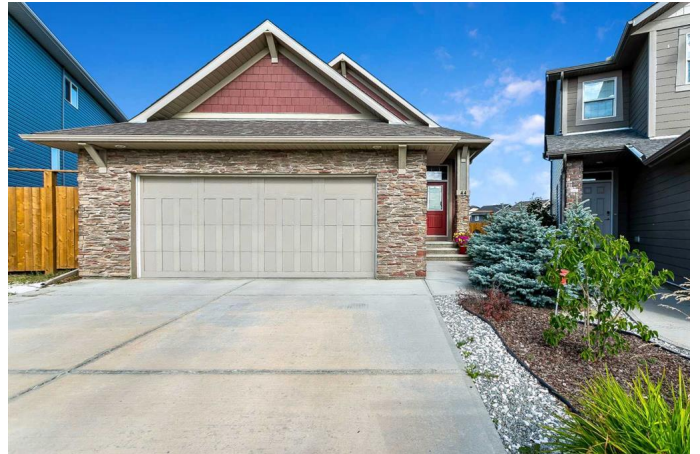
Residential on 0.18 Acres

Legacy, Calgary, Alberta

Discover this exquisite 3-bedroom bungalow, thoughtfully designed with meticulous attention to detail. Nestled in a desirable cul-de-sac on a massive pie-shaped lot, this prime property boasts an elevator for effortless access across all levels, ensuring comfort and convenience for every resident.

Step inside to find brand-new luxury vinyl plank (LVP) flooring and a beautifully crafted kitchen featuring granite countertops, a gas stove, soaring 10-foot ceilings, and ample workspace—perfect for culinary enthusiasts. The spacious living room is a welcoming retreat, complete with a stunning gas fireplace that sets the perfect ambiance for relaxation and entertaining. Enhanced by 10-foot ceilings and 8-foot doors, the home exudes warmth and sophistication throughout. A cozy den serves as an ideal home office, offering direct access to the elevator for seamless mobility. The luxurious master suite is a private haven, boasting a generous 7-piece ensuite with dual sinks, a bidet, an oversized shower with 10mm glass, custom tile work, and two shower heads—including a rainfall fixture for a spa-like experience. Additional main-floor highlights include a convenient laundry room and a stylish 2-piece powder room. Newly installed BeeCool 97% UV film on the living room windows enhances energy efficiency, reducing solar gain and providing daytime privacy.

Step outside to enjoy the beautifully landscaped, west-facing backyard, featuring a



spacious deck perfect for outdoor gatherings and barbecues. The fully finished sunshine basement offers a large family room, a dedicated game area, and a wet bar—ideal for hosting guests or unwinding with loved ones. Two additional bedrooms and a 4-piece bathroom complete the lower level, ensuring ample living space for family and visitors alike. The oversized double-attached garage provides secure parking and abundant storage, while the expansive, fully fenced backyard offers endless possibilities. Alley access makes this lot perfect for a future additional garage or RV parking. Ideally located near transit and shopping centres, this home offers the ultimate blend of luxury, accessibility, and convenience. Recent 2023 upgrades include new carpet, new LVP flooring, a custom master ensuite, fresh paint (including ceilings), and a striking stone finish on the fireplace. Don't miss this opportunity to experience refined, accessible living in a home designed for both comfort and style!

Built in 2015

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2197503    |
| Price          | \$799,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,368       |
| Acres          | 0.18        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 44 Legacy Court Se |
| Subdivision | Legacy             |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2X2E6             |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Other                             |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Elevator                       |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Stone   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line                               |
| Lot Description   | Cul-De-Sac, Pie Shaped Lot                 |
| Roof              | Asphalt Shingle                            |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 57                  |
| Zoning         | R-G                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

Listing Office                      eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.