

# \$699,900 - 94 Legacy Woods Place Se, Calgary

MLS® #A2245520

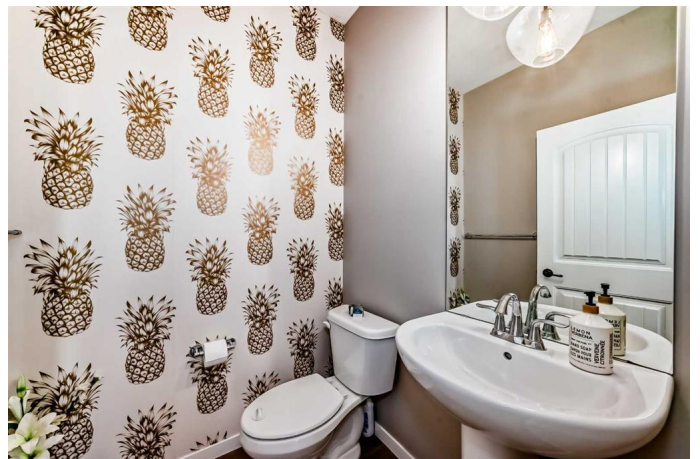
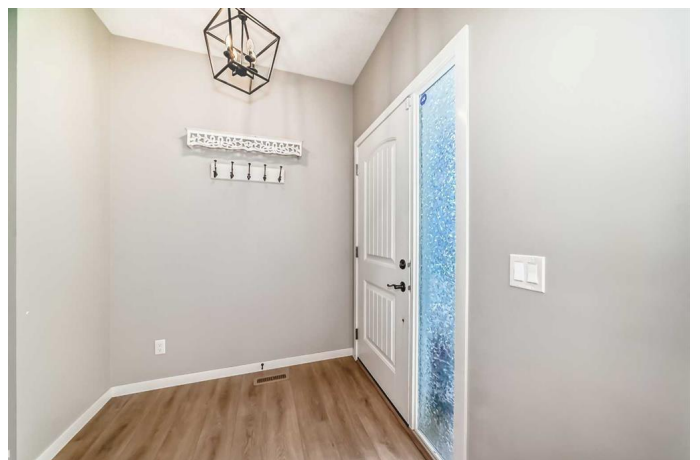
**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,833 sqft

Residential on 0.08 Acres

Legacy, Calgary, Alberta

YOU WILL NOT FIND THIS KIND OF VALUE IN LEGACY! Central Air, one of the quietest streets in the community, fully finished basement with 4th bedroom and a fully landscaped West facing backyard. Step into a home that all other comparable listings should strive to be like! This stunning home in Legacy offers over 2,500+ SQ. FT. of developed space on a quiet & flat rectangular lot, less than 4 minutes away from one of the best playgrounds in the community. With HIGH-END FINISHES, CENTRAL AIR CONDITIONING and extensive UPGRADES, this LIKE-NEW home is MOVE-IN READY. This Calbridge Built home has been meticulously taken care of through the years and the condition rivals any newer home in the community. The welcoming foyer features a large entryway amazing FEATURE WALLPAPER DESIGNS throughout the home and ample storage spaces lead into the BRIGHT, OPEN-CONCEPT main floor with the best GOURMET KITCHEN LAYOUT features sleek STAINLESS STEEL APPLIANCES, a GAS COOKTOP RANGE, FRENCH DOOR REFRIGERATOR, a large PANTRY with shelving and a LARGE CENTER ISLAND. The adjacent GREAT ROOM with GAS FIREPLACE overlooks the FULL DECK & LANDSCAPED YARD with ample room for large outdoor furniture and BBQ space along with a FULLY-FENCED BACKYARD. A dedicated DINING AREA and a stylish 2-PIECE POWDER ROOM with FEATURE



WALLPAPER complete the main level. Upstairs, well over 1,000 SQ. FT. offers a LARGE BONUS ROOM that is perfect as a MEDIA ROOM or OFFICE. The spacious PRIMARY SUITE is a true retreat with FEATURE WALLPAPER, LARGE WINDOWS, and a LUXURIOUS 5-PIECE ENSUITE, including DUAL VANITIES, WALK-IN CLOSET, a SOAKER TUB, GLASS STAND-UP SHOWER, and a PRIVATE WATER CLOSET. An UPPER LAUNDRY ROOM means no stairs with heavy laundry baskets!. Two additional BRIGHT BEDROOMS (far away from the Primary Bedroom for privacy) and a 4-PIECE MAIN BATH complete the upper floor. The FULLY FINISHED BASEMENT worth thousands of dollars by today's standards, includes a LARGE REC ROOM with a spacious fourth bedroom (currently used as a gym) with good size closet and a full 4-piece bath with walk-in shower add extra convenience. Additional highlights include a FULLY DRYWALLED & PAINTED FRONT-ATTACHED GARAGE featuring an EV CAR CHARGER Rough-in for future use. Located in South Calgary's FASTEST-GROWING COMMUNITY, Legacy offers SCHOOLS, SHOPPING, DINING, and a 300-ACRE ENVIRONMENTAL RESERVE. Legacy Corner, Legacy Village, Township, and Legacy Grove provide endless amenities, ensuring a lifetime of memories in this vibrant neighbourhood. With impeccable DESIGN, PREMIUM FINISHES, and a THOUGHTFUL LAYOUT with zero wastes space this can be a forever home for every family with huge resale value on a street with no ongoing construction! Call your favourite agent now for incentive details!

Built in 2017

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245520    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,833       |
| Acres          | 0.08        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 94 Legacy Woods Place Se |
| Subdivision | Legacy                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 2B5                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                |
| Cooling           | Central Air                                                                                                            |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Family Room, Gas                                                                                                       |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Finished, Full                                                                                                         |

**Exterior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | None                                                                   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Vinyl Siding, Wood Frame                                               |
| Foundation        | Poured Concrete                                                        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 2                |
| Zoning         | R-G              |
| HOA Fees       | 60               |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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