

35 Legacy Link SE  
Calgary, Alberta

MLS # A2181351



\$779,990

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,184 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage		
<b>Inclusions:</b>	N/A		

Welcome to your dream home in the heart of Legacy, complete with a thoughtful design and a prime location backing directly onto lush green space and a park! This Trico Homes master built property exudes elegance and practicality. Step into the main floor, where 9ft ceilings and rich hardwood flooring set the stage. The gourmet kitchen steals the show with quartz countertops, built-in wall oven and microwave, 42" upper cabinets with crown moulding, complete with a walk-through pantry for effortless organization. A large island boasts quartz counters and a flush eating bar while the dining nook opens onto a spacious deck that overlooks the park—a perfect spot for morning coffee or evening sunsets. The living room is a cozy space centered around a gas fireplace. Upstairs, the primary bedroom boasts a walk-in closet and a gorgeous 5pc ensuite featuring a soaker tub, double sinks, quartz counters, and a glass-enclosed shower. Two generously sized bedrooms share an additional bathroom, and a central bonus room offers flexibility for a play area or office space. Laundry is conveniently located on this floor for added convenience. Central air conditioning and a fully heated garage help you live in true comfort year round. The unfinished basement is awaiting your personal touch; complete with roughed-in plumbing. What truly sets this home apart is its unbeatable location—imagine stepping out your back door onto green space with direct access to parks and walking paths. With its blend of thoughtful upgrades and a picturesque setting, this is more than a house; it's your next home. Don't miss out on this rare opportunity!