

33 Legacy Woods Place SE  
Calgary, Alberta

MLS # A2205374



**\$749,800**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,972 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Smart Home, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\*\*\*OPEN HOUSE Saturday - March 29, 2025 - 2:00 pm to 4:00 pm\*\*\* Welcome to 33 Legacy Woods Place SE, a beautifully upgraded and meticulously maintained two-storey home located in the highly desirable community of Legacy! This stunning property combines thoughtful design, modern comfort, and functional living spaces perfect for the growing family. Step into a bright, open-concept main floor featuring a chef-inspired kitchen with STAINLESS STEEL APPLIANCES, elegant white cabinetry, quartz countertops, subway tile backsplash, and a large central island ideal for entertaining. The spacious living and dining areas are flooded with natural light, creating a warm and inviting atmosphere. Upstairs, you'll find a generous primary bedroom with a private ensuite, along with two additional well-sized bedrooms, a full 4-piece bathroom, and a versatile BONUS ROOM—perfect for a home office, playroom, or media space. The FULLY FINISHED BASEMENT offers even more living space, complete with a large rec area and an additional 4-piece bathroom, making it ideal for guests, teens, or extended family. Comfort is a priority with a central A/C system for those warm summer days, and a newly installed water softener for added convenience. Enjoy outdoor living in the fully fenced backyard, perfect for relaxing or entertaining, and take advantage of the DOUBLE ATTACHED GARAGE for secure parking and extra storage. Conveniently located near schools, shopping, parks, and public transit, this move-in-ready home truly has it all. Don't miss your chance to own this exceptional property in Legacy—book your showing today!