

259 Legacy Common SE Calgary, Alberta

MLS # A2165559



\$450,000

Division:	Legacy		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,256 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Asphalt, Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Back Lane, Creek/River/Stream/Pond, Front Yard, Low Maintenance Landscaping		

Heating: High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 262

Basement: None

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: M-2

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)

Inclusions: none

****Stunning 3-Story Corner Townhouse in Legacy Community**** Welcome to your dream home in the highly sought-after Legacy community! This exquisite 2-bedroom, 3-bathroom corner townhouse combines modern luxury with unparalleled convenience. With its bright, airy atmosphere and elegant upgrades, this home is a perfect blend of style and functionality. As you enter, you'll be greeted by abundant natural light streaming through upgraded window coverings. The open-concept main floor features gleaming Luxury Vinyl Plank (LVP) flooring and a contemporary design. The gourmet kitchen is a chef's delight, boasting sleek quartz countertops, high-end stainless steel appliances, including a gas stove with an upgraded hood range, and a built-in microwave. The spacious pantry offers ample storage for all your culinary needs. Step outside onto the west-facing porch, a serene spot to enjoy your morning coffee or evening sunsets. The east-facing balcony provides a tranquil space with unobstructed views down the lane, perfect for relaxing or entertaining guests. The front porch adds additional charm and a welcoming touch to this beautiful home. The second floor hosts a versatile living space ideal for both relaxation and entertainment. The third floor is dedicated to private retreats, featuring two generously sized bedrooms, each with its own ensuite bathroom. The master suite is a true haven with his and hers walk-in closets, providing plenty of storage and organization options. This townhouse also includes a tandem garage with convenient attached parking, and plenty of visitor parking is available. The community offers delightful amenities, including serene ponds, proximity to excellent schools, and nearby shopping options. With easy access to Stony Trail, commuting and exploring the area is a breeze. Experience the ultimate in modern

living with 9' ceilings, upgraded finishes, and a prime location. Don't miss out on the opportunity to make this exceptional corner unit your new home. Schedule a tour today and see for yourself the comfort and elegance that awaits!