

**416 Legacy View SE**  
**Calgary, Alberta**

**MLS # A2245333**



**\$905,000**

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                           |               |                  |
| <b>Type:</b>     | Residential/House                |               |                  |
| <b>Style:</b>    | 2 Storey                         |               |                  |
| <b>Size:</b>     | 2,451 sq.ft.                     | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                        |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot                  |               |                  |

|                    |                                                                                                                  |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                            | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl, Vinyl Plank                                                                                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Other, Vinyl Siding                                                                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Smart Home, Wet Bar |                   |     |

**Inclusions:** Windows Covering, Curtains

**LUXURY LIVING | DEVELOPED BASEMENT | (4+1) BEDROOMS\*\*** This exquisite custom-built family home has been impeccably maintained. Offering 3,460 sq. ft. of thoughtfully designed living space, this property features 4+1 bedrooms, 3.5 baths, a developed basement, and a double-car garage. The House faces west, and the backyard faces East, providing an abundance of natural light while ensuring your privacy. The entrance of the home greets you with a stunning, wide entrance. The main floor boasts 9-foot ceilings with a grand 2-storey family room, upgraded luxury vinyl plank flooring, custom tiles around the fireplace extended to the ceiling, and an impressive executive chef-inspired kitchen equipped with quartz countertops, a built-in gas range and built-in Oven & microwave, a walkthrough pantry, and extended-height cabinets. This level also includes a private den with custom windows and a spacious mudroom. On the second floor, you'll find a generous bonus room, a large primary bedroom, and 3 additional spacious bedrooms with closets. The main bathroom is 5 Pcs features dual sinks, and there's a separate laundry room area for access to natural light while preserving your privacy. The WOW factor greets you throughout this home. The basement features a large room and a recreational room or a gaming room for your children. The basement also has a wet bar, a mechanical room and storage space. The exterior of the home is finished with w/Vinal siding, a Deck. An ideal property for those with a young or growing family, this amazing home is conveniently located within walking distance to the high school area and new elementary schools (including the new Legacy K-9 school), parks/playgrounds, walking/bike paths, several shops & restaurants, Legacy Pond and 300 acres of protected green space and forest. Enjoy the peaceful

neighbourhood while still being close to all the necessary amenities. Don't miss out on this incredible opportunity to own a home that truly has it all! This house was a Show home for an award-winning builder (Sterling Homes) with every possible upgrade. \*Contact us today to schedule a showing and experience this exceptional property firsthand.