



GRASSROOTS
REALTY GROUP

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10 Legacy Woods Crescent SE
Calgary, Alberta

MLS # A2341390



\$1,345,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,999 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Faces Side, Heated Garage, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Interior Lot, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Slab	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Chandelier, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: NA

ONE OWNER, BARELY LIVED IN! This Morrison Estate home is ideally positioned with no neighbour behind and direct views of the park. Backing onto green space and connected by a walking path to a nearby nature preserve, this exceptional property offers a rare combination of luxury, privacy, and an enviable outdoor lifestyle. An abundance of natural light, soaring ceilings, and an open to above great room that creates a dramatic yet inviting atmosphere. Beautiful white oak flooring, elegant draperies, and quality window coverings included. A Sonos audio system enhances the experience with seamless sound throughout the home. Designed with both entertaining and everyday living in mind, the open concept main floor offers exceptional flow and a sense of scale befitting an estate property. A fully developed basement with wet bar, provides additional living space for relaxing, entertaining, or accommodating guests. Triple car garage adds curb appeal while providing convenient and functional parking. With show home presentation, minimal occupancy, premium finishes, and a truly exceptional location backing onto the park, this is a rare opportunity to own a home that feels brand new without the wait!