

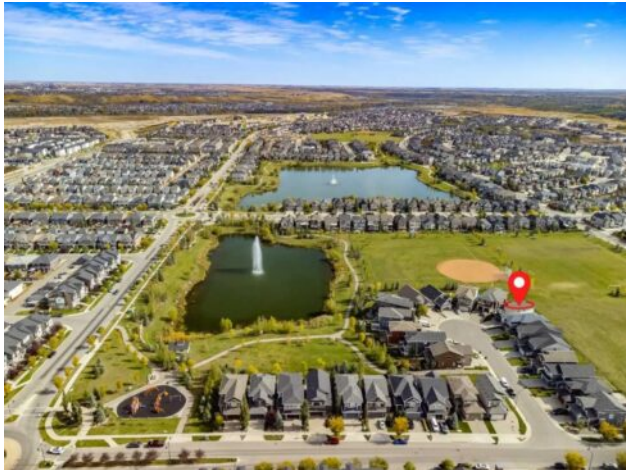


GRASSROOTS
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32 Legacy Cove SE
Calgary, Alberta

MLS # A2350780



\$950,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,679 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Smart Home, Storage, Walk-In Closet(s)		
Inclusions:	Table in Office		

Welcome to this exceptional Legacy walkout backing directly onto park and greenspace, perfectly positioned on a nearly 7,000 sq. ft. pie-shaped lot with no rear neighbours. Offering nearly 3,400 sq. ft. of developed living space, 5 bedrooms, 4.5 bathrooms, four bedrooms upstairs, and a fully finished walkout basement, this home delivers an outstanding combination of space, privacy, and functionality. The bright open-concept main floor is designed to take full advantage of the beautiful setting, with large windows bringing in natural light and showcasing peaceful greenspace views. A striking three-way fireplace anchors the living space, while the chef-inspired kitchen features dual-tone cabinetry, granite countertops, an oversized island, walk-through pantry, gas cooktop, built-in oven and microwave, Bosch dishwasher, wine fridge, and smart refrigerator. The adjoining breakfast nook opens onto the upper deck, ideal for morning coffee or summer evenings overlooking the park. A formal dining area, separate office or flex room, and functional mudroom with access to the double attached garage complete the main level. Upstairs, the highly desirable four-bedroom layout is ideal for families. Two bedrooms offer walk-in closets and private ensuites, including the spacious primary retreat with greenspace views, a generous walk-in closet, and spa-inspired 5-piece ensuite. A central bonus room and upper-level laundry room with sink add comfort and convenience. The fully finished walkout basement expands the living space with a large recreation area, fifth bedroom, full bathroom, and direct access to the backyard—perfect for guests, teenagers, extended family, a home gym, or additional entertaining space. Outside, the expansive pie-shaped backyard is a true highlight. Beautifully landscaped and backing directly onto park, pathways, and greenspace, it offers

exceptional privacy and room for children, pets, gardening, and gatherings. A poured concrete patio, upper deck, and convenient side-yard access complete the outdoor space. Additional features include central air conditioning, dimmable LED lighting, zebra blinds throughout, and thoughtful upgrades designed to enhance everyday living. Located on a quiet cul-de-sac in the award-winning community of Legacy, residents enjoy pathways, parks, playgrounds, ponds, schools, shopping, and convenient access to Pine Creek Valley. With its walkout design, four bedrooms upstairs, nearly 3,400 sq. ft. of developed living space, oversized pie lot, and direct park and greenspace exposure, this home offers an exceptional combination of space, setting, and functionality.