



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**271 Legacy Mount SE
Calgary, Alberta**

MLS # A2298020



\$1,399,000

| | | | |
|------------------|-------------------------------|---------------|------------------|
| Division: | Legacy | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,972 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Irregular Lot, Pie Shaped Lot | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Floor Furnace | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Cement Fiber Board, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: n/a

Currently under construction in Legacy Estates with an anticipated completion in Summer 2026, this custom two-storey walkout offers a refined balance of scale, design, and location. Backing directly onto the pathway system and green space, the setting provides immediate access to parks, playgrounds, and nearby amenities. The home offers just under 3,000 sq.ft. of developed living space above grade, an attached triple garage, and an additional 1,349 sq.ft. walkout unfinished basement, allowing for future customization. The main level features 10' ceilings, engineered hardwood flooring throughout, and a dramatic open-to-above living room with nearly 20' ceiling height, where expansive windows and a statement fireplace create a strong architectural focal point. Several thoughtfully designed feature walls are incorporated throughout the home, adding depth and visual interest. A rear deck extends off the kitchen and living area, positioned to overlook the green space beyond. The kitchen is designed for entertaining, with extensive custom cabinetry, quartz surfaces, and a butler's pantry/walk-in pantry combination that enhances both storage and functionality. The main level is completed by a separate dining area, private office, powder room, two full closets, and a well-designed mudroom. Upstairs, 9' ceilings carry through four bedrooms. The primary suite includes a well-appointed ensuite and walk-in closet, while a secondary bedroom features its own private ensuite. Two additional bedrooms are generously sized, each with walk-in closets, and are supported by a full bathroom. A spacious upper-level laundry room offers additional cabinetry and counter space. A well-considered opportunity to secure a new-build estate home in one of Legacy's most desirable enclaves, offering a walkout lot, elevated design elements, and a

customizable lower level.