



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**53 Legacy Point Terrace SE
Calgary, Alberta**

MLS # A2304324



\$603,300

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey, Attached-Side by Side		
Size:	1,798 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters		

Inclusions: n/a

Vilano II by Shane Homes | 4 Bedrooms | Main Floor Bedroom | 3 Bathrooms | Pre-Construction | 8–10 Month estimated Build: Welcome to the Vilano II, a thoughtfully designed home by Shane Homes, fully customizable to suit your lifestyle. This pre-construction opportunity offers an estimated 8–10 month build timeline. The main floor features a bedroom, full bathroom, open dining and living room, and a well-appointed kitchen. A rear mudroom with pantry, side entrance, and basement rough-ins round out the main level, ready for your future development plans. Upstairs, the owners' retreat impresses with a private ensuite and walk-in closet. A dedicated laundry area, family room, two additional bedrooms, full bathroom, and linen closet complete the upper floor. Step outside to a welcoming front veranda. Customize your new home with Shane Homes' design options and make it truly yours. Photos are for representative purposes only Upstairs, enjoy a spacious owner's bedroom with a walk-in closet and 4 piece ensuite, plus two additional bedrooms, a full bathroom, upper family room, and stacked laundry. The unfinished basement includes rough-ins and is prepared for potential future development. Photos are representative.