



GRASSROOTS

REALTY GROUP

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**1140 Legacy Circle SE
Calgary, Alberta**

MLS # A2307533



\$679,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,451 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water		

Inclusions: NA

Welcome to the sought-after community of Legacy—where comfort, convenience, and community come together. This beautifully crafted Jayman-built home offers exceptional value with a fully legal 2-bedroom basement suite and a double OVERSIZED detached garage, making it ideal for growing families or multi-generational living. Step inside to an inviting open-concept layout with 10' ceiling filled with natural light, creating a bright and welcoming atmosphere throughout. The home features upgraded luxury vinyl plank flooring—both stylish and durable, perfect for busy everyday life. On top of that there is a solar panel installed! At the heart of the home is a spacious, well-appointed kitchen complete with stainless steel appliances, a gas stove, hood fan, and an oversized pantry. Whether you're preparing meals or hosting friends and family, this space is designed to bring people together. Upstairs, you'll find three generously sized bedrooms, offering comfort and privacy for the whole family. The fully legal basement suite adds incredible flexibility, featuring two large bedrooms—ideal for extended family, guests, or as a valuable mortgage helper. Situated on a desirable lot, this home is just steps from multiple playgrounds and close to all the essentials, including shopping, dining, and everyday conveniences. Walking distance to bus stops and playground! A newly opened school K-9! It's the perfect setting for creating lasting memories and enjoying everything this vibrant community has to offer.