



**GRASSROOTS**

REALTY GROUP

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**1391 Legacy Circle SE  
Calgary, Alberta**

**MLS # A2308245**



**\$539,500**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Private, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage		

**Inclusions:** Couch in the Basement, Fire Table in the Backyard

NO CONDO FEES | MASSIVE CORNER LOT W/ DOUBLE DETACHED GARAGE | VERY WELL MAINTAINED | A/C | UPGRADED FURNACE AIR CLEANING SYSTEM | BUILT IN 2017 + MORE! This is your chance to own a property that closely resembles a detached home without the price tag! Based in the family friendly community of Legacy, this property's location is ideal, situated close to walking paths, parks, playgrounds, vast amenities at Legacy Village & with easy access to Stoney Trail. The property has been very well maintained & stands out with its fantastic curb appeal, oversized lot + purposeful upgrades that make it feel like home. Inside, you will find an assortment of natural light W/ extra windows, along with a functional & relaxing layout ready for you to enjoy. Notable interior features include: an open concept main floor with wall to wall sight lines, vinyl flooring, quartz countertops & 9 ft ceilings that help enhance the space throughout the main. The home also features an upgraded furnace air cleaning system for fresher indoor air, full climate control with A/C for the hot summer months & a developed basement space that can be used in a variety of ways, depending on your needs. Now lets talk about this amazing private backyard space! Take full advantage of the spring/summer & make outdoor living a priority. Whether you love hosting or just want a great space to relax with the family, this yard is sublime. There is even the opportunity to expand the yard further (if you wanted extra yard space) or you could utilize the extra space adjacent to the 18 x 22 double detached garage as a small RV storage spot. Come see & appreciate all this home has to offer in person before it's too late!