



**GRASSROOTS**

REALTY GROUP

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**54 Legacy Close SE  
Calgary, Alberta**

**MLS # A2308270**



**\$599,888**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,524 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Driveway, Front Drive, Garage Door Opener, Insulated, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Lawn, Level, Rectangular Lot, Zero Lot L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<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-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\*\*\* OPEN HOUSE - SUNDAY JULY 5, FROM 1:30PM - 3:30PM \*\*\* Welcome home to Legacy, where refined comfort and everyday functionality come together in this fully finished 4-bedroom, 3.5 bath residence, quietly nestled within a unique cul-de-sac and ideally positioned across from a serene green space. Here, you'll enjoy a rare blend of privacy and picturesque surroundings in one of the community's most valued and desirable pockets. Step inside to a freshly painted interior where rich hardwood flooring and a thoughtfully curated open concept layout immediately set the tone. The kitchen stands as the true heart of the home, beautifully appointed with granite countertops, stainless steel appliances including a newer refrigerator and microwave hood fan, a gas line ready for a future gas range, ample cabinetry with a dedicated pantry, and a generous central island with breakfast seating. Whether hosting guests or enjoying a quiet evening, this space is designed to bring people together. The adjoining dining area transitions seamlessly into a bright and welcoming living room, where large windows invite an abundance of natural light, creating a warm and inviting atmosphere throughout. A spacious mudroom off the garage entry and a convenient 2 piece bathroom complete the main level with both practicality and ease. Upstairs, a well executed floor plan offers a private primary retreat featuring a large walk-in closet and a 4pc ensuite with dual sinks, your own personal space to unwind at the end of the day. Two additional bedrooms are thoughtfully positioned on the opposite side for added privacy, along with a full 4pc bathroom and the convenience of upper level laundry. The fully finished basement extends your living space with a generously sized fourth bedroom, an additional full bathroom, and a versatile recreation area, perfect for a home gym,

media room, office, or play space tailored to your lifestyle. Step outside to a fully fenced backyard that backs onto a laneway and offers a concrete parking pad with gated access, ideal for RV parking or accommodating additional vehicles while still leaving plenty of room to relax and enjoy. The deck is equipped with a gas line, ready for summer BBQs and effortless outdoor entertaining. A single attached garage with additional driveway parking completes this exceptional offering. All of this, in a fully finished, move-in ready home just steps from new schools, shopping, scenic pathways, ponds, parks, and major routes. This is a rare opportunity to secure a turnkey property in one of Legacy's most peaceful and sought after enclaves. Don't miss your chance to experience it firsthand, book your private showing today.