



GRASSROOTS
REALTY GROUP

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1492 Legacy Circle SE
Calgary, Alberta

MLS # A2311740



\$519,000

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,377 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Pool table

This gorgeous home, located in the highly sought-after and family-friendly community of Legacy, is just steps from schools, ponds, parks, and scenic walking pathways. Thoughtfully designed with both style and functionality in mind, the bright open-concept main floor features durable laminate flooring throughout, a spacious living room, and three unique side windows that flood the space with natural light. Built-in shelving and a large TV niche create the perfect atmosphere for relaxing evenings or entertaining guests, while central air conditioning ensures year-round comfort. The beautifully designed kitchen is both modern and inviting, showcasing sleek white cabinetry, quartz countertops, stainless steel appliances, a stylish tiled backsplash, and a large central island perfect for meal preparation and casual dining. A generous walk-in pantry provides exceptional storage, while the adjacent dining area offers a warm and welcoming space for family gatherings and everyday living. Completing the main floor is a convenient 2-piece bathroom and rear mudroom with access to the sunny south-facing backyard. Upstairs, the bright and airy stairwell leads to an impressive dual primary bedroom layout. Each spacious bedroom features its own walk-in closet and private 3-piece ensuite, making this home ideal for families, guests, or roommates. Convenient upper-floor laundry further enhances the thoughtful design and functionality of the home. The unspoiled basement offers endless potential and awaits your personal design ideas to create additional living space tailored to your needs. Outside, enjoy the beautifully landscaped, zero-maintenance front yard and a low-maintenance backyard complete with durable vinyl fencing, composite decking, maintenance-free turf, and a spacious 20' x 19' double detached garage. Ideally located close to shopping, transit, parks, the

Bow River, and major commuter routes including Macleod Trail and Deerfoot Trail, this exceptional Shane Home offers outstanding value in one of Calgary’s premier communities.