



GRASSROOTS
REALTY GROUP

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**4 Legacy Court SE
Calgary, Alberta**

MLS # A2312144



\$779,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,276 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Solar Panels, Television Supports in Primary Bedroom and in Basement.

OPEN HOUSE | Sunday, June 14 | 11:00 AM – 1:00 PM 2,300 SQ.FT. | BONUS ROOM | CENTRAL A/C | SOLAR PANELS
Discover Legacy's Hidden Gem! This stunning 2,300 sq. ft. residence sits on a highly desirable corner lot, perfectly balancing modern style, functionality, and forward-thinking energy efficiency. The bright, open-concept main floor features soaring ceilings, sleek vinyl plank flooring, a cozy gas fireplace, and a chef's kitchen with quartz counters, a gas range, and premium stainless steel appliances, ideal for everyday living and effortless entertaining. Step outside to your oversized two-tier deck, complete with a dedicated dog run, mature fruit trees, and a spacious, fully fenced yard perfect for summer BBQs and family fun. Stay comfortable year-round with central A/C, while top-tier solar panels keep your utility bills remarkably low. Upstairs, unwind in the generous primary suite with a large walk-in closet and a spa-inspired ensuite. Two large additional bedrooms, a vaulted-ceiling bonus room, and a convenient upper-level laundry room complete the space, while the unfinished basement offers endless possibilities for a future rec room, home gym, or media lounge. Located in Legacy, a vibrant southeast Calgary community twice named Community of the Year, you will enjoy 300 acres of environmental reserve, 12 playgrounds, 4 shopping districts (including Legacy Township), and top-notch schools, plus a brand-new K–9 elementary school located just steps away. This isn't just a house; it's the beginning of your next great chapter. Book your private showing today!