



127 Legacy Circle SE
Calgary, Alberta

MLS # A2316003



\$824,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,028 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Alley Access, Double Garage Attached, Driveway, Front Drive, Ins		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	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, Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Metal Shelving in Mechanical Room		

Terrific Legacy opportunity!...DOUBLE ATTACHED PLUS SINGLE DETACHED GARAGE!!...over 2780 sqft. developed!...maintenance free yard...IMPECCABLE home! This 4 bedroom beauty exudes pride of ownership in one of Calgary's highly sought-after south communities. Enjoy nature at its finest in the many nearby parks...walking...and bike paths. There are also a variety of convenience essentials close by...grocery stores, coffee shops, schools, restaurants, retail stores, fast food options, Shoppers Drug Mart and much more! A host of upgrades/benefits can be yours to enjoy. The aforementioned added single detached garage, paved back alley, additional paved rear parking spot, aggregate front driveway, essentially maintenance free yard, Desert Sun cover over the southwest backyard deck with convenient bbq gas line. You'll definitely notice how clean the home is as you step in to the tiled front door foyer (be sure to notice the screened phantom door at entry). Other than the foyer, front hall and half bath... the main floor is comprised entirely of beautiful oak hardwood! The gorgeous kitchen offers soft close maple cabinets and drawers...with cabinets extending to the ceiling! The countertops are granite with subway tile backsplash and also stainless steel appliances. The walk-thru pantry is both spacious and a convenient shortcut to the main floor half bath and front garage access. The large dining room adjoins the living room that has a gas fireplace as its focal point. Sliding doors provide access to the very private backyard with composite deck...perfect for relaxing or hosting bbqs with family/friends! Upstairs is over 1180 square feet! The bonus room comes with beautiful windows and vaulted ceiling. The primary bedroom has a huge walk-in closet and gorgeous 5 piece ensuite...plus there's two additional bedrooms, a 4 piece bathroom and

the convenience of the upper laundry room! Moving to the fully developed lower level...there is a spacious recreation room, 4th bedroom, yet another 4 piece bath and mechanical room. Water softener is included! This beautiful home could be just what you're looking for. Come take a look!!