



GRASSROOTS

REALTY GROUP

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**86 Legacy Common SE
Calgary, Alberta**

MLS # A2320774



\$667,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,572 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized, Workshop in Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained home in the desirable Legacy community of SE Calgary, where pride of ownership shines from curb to crown! This bright, welcoming residence offers 1,572 square feet of thoughtfully designed living space with a wide, extra-large lot and interior finishes that balance comfort with contemporary style. It features 3 bedrooms and 2.5 bathrooms, with granite countertops throughout the kitchen and baths. The open-concept main floor combines a durable, stylish living area with a spacious kitchen that includes a large island, modern appliances, and a built-in wine/coffee bar niche, while the cozy living area flushed with natural light. The primary bedroom provides ample closet space and easy access to a full ensuite, while two additional well-sized bedrooms share a full family bath. An oversized heated double detached garage is wide enough to fit two full-size pickup trucks, and a separate parking pad currently set up with a greenhouse offers additional parking options, with ample street parking for guests. The extra-wide lot provides generous outdoor space for entertaining and play, complemented by a fully fenced yard with a large rear deck and green lawn for relaxing summers. Exterior curb appeal features a wide, thoughtfully landscaped front yard with a welcoming porch, and the extra-wide lot offers privacy and additional outdoor possibilities. The home's siding and roof are well-maintained, contributing to its long-lasting appeal, and the Legacy community offers a family-friendly atmosphere with parks, nearby amenities, and easy access to major routes for commuting. This property is move-in ready with pride of ownership evident in every detail, offering flexible spaces to support work-from-home needs, family time, or room for guests, and it represents exceptional value in a sought-after SE Calgary neighborhood

with convenient access to schools, shopping, playgrounds, and transit.