



GRASSROOTS
REALTY GROUP

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640 Legacy Circle SE
Calgary, Alberta

MLS # A2321601



\$545,000

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,684 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to the Delta II by Shane Homes, currently in progress. This thoughtfully designed 3 bedroom, 2.5 bath two storey home offers an open concept main floor with a bright living room, dedicated dining area, and a rear kitchen featuring a walk-in pantry. A convenient half bath and charming covered front veranda complete the main level. Upstairs, enjoy a spacious owner's bedroom with a walk-in closet and 4 piece ensuite, plus two additional bedrooms, a full bathroom, upper family room, and stacked laundry. The unfinished basement includes rough-ins and is prepared for future development, offering excellent potential to customize the space to your needs.. Photos are representative of a finished showhome. Finishes will vary. Photos are representative.