



GRASSROOTS
REALTY GROUP

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74 Legacy Common SE
Calgary, Alberta

MLS # A2322535



\$558,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,551 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: tankless hot water

EXCELLENT VALUE WITH OUTSTANDING CURB APPEAL in this ORIGINAL-OWNER HOME. A fully landscaped front yard and concrete walkway create a warm welcome as you approach the LARGE WEST-FACING FRONT PORCH—an inviting space to relax, watch the kids play, or unwind as the sun sets over this QUIET STREET. Step inside to a SPACIOUS FRONT ENTRY featuring TWO OVERSIZED CLOSETS. Upgraded AFRICAN HICKORY FLOORING and 9’ CEILINGS lead you into the OPEN-CONCEPT MAIN FLOOR. The living room showcases a BEAUTIFUL GAS FIREPLACE, setting the stage for cozy evenings and memorable family moments. The dining area flows seamlessly into the HEAVILY UPGRADED KITCHEN, complete with a BUILT-IN WINE RACK, LARGE ISLAND/BREAKFAST BAR, STAINLESS STEEL APPLIANCES, AMPLE CABINETRY, EXPANSIVE COUNTERSPACE, and a HUGE WALK-IN PANTRY. A well-designed mudroom opens to the PRIVATE, LANDSCAPED BACKYARD with a deck and parking pad—ready for a future 20x20 garage. A stylish 2-PC BATH completes the main level. Upstairs, thoughtful window placement fills the home with NATURAL LIGHT. This level offers a 4-PC MAIN BATH and THREE GENEROUSLY SIZED BEDROOMS, including a SPACIOUS PRIMARY SUITE with a WALK-IN CLOSET and FULL 3-PC ENSUITE. The BASEMENT remains UNSPOILED and ready for your personal vision. LOCATION IS A MAJOR HIGHLIGHT. This home is CLOSE TO ALL LEVELS OF SCHOOLS, with EASY ACCESS to PARKS, PATHWAYS, AMENITIES, GROCERY STORES, FITNESS FACILITIES, and MAJOR ROUTES such as 22X. Quick access to nearby HOSPITALS adds even more convenience, making this an exceptional opportunity for families and commuters alike.

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