



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

50 Legacy Close SE
Calgary, Alberta

MLS # A2329308



\$600,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,606 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Rectar		

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

Inclusions: seating patio furniture in the back yard, Gazebo above concrete back parking pad.

OVER 2,100 SQ. FT. OF DEVELOPED LIVING SPACE! Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom detached home tucked away on a quiet cul-de-sac in the sought-after community of Legacy. Offering three fully developed levels of living space, this home is perfect for growing families and those who love to entertain. The bright and functional main floor features durable laminate flooring, granite countertops, stainless steel appliances, and an open-concept layout designed for everyday living. Upstairs you'll find a spacious bonus room, a generous primary retreat complete with a private ensuite, two additional bedrooms, and a full bathroom. The professionally finished basement expands your living space with a fourth bedroom, another full bathroom, and a versatile recreation area ideal for guests, teens, or a home office. Step outside to enjoy the fully landscaped east-facing backyard, featuring an expansive concrete patio that's perfect for summer BBQs, gathering around the fire pit, or relaxing with family and friends. A concrete parking pad provides valuable extra off-street parking. With a west-facing front, you'll enjoy afternoon sun on the front porch while the backyard welcomes the morning light. Located just minutes from parks, playgrounds, schools, scenic walking pathways, shopping, restaurants, and everyday amenities, Legacy is one of Calgary's most desirable family communities. Enjoy quick access to Macleod Trail, Stoney Trail, Legacy Village, Township Shopping Centre, and over 15 km of pathways woven throughout the community. This is a fantastic opportunity to own a move-in ready home in a location that offers the perfect balance of convenience and lifestyle.