



GRASSROOTS
REALTY GROUP

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1444 Legacy Circle SE
Calgary, Alberta

MLS # A2329743



\$564,900

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,574 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: Garage Shelving, Wall Clock

Picture a neighbourhood where evening walks become part of your daily routine, children ride their bikes to nearby parks, and weekends are spent exploring winding pathways, playgrounds and local coffee shops. Welcome to Legacy, one of Calgary's most loved family communities, where a true sense of connection still exists and home extends well beyond your front door. Step inside and you'll immediately feel at home. A bright, welcoming living room invites you to settle in, while the kitchen serves as the heart of the home, where elegant cabinetry, sleek stainless steel appliances, and a generous walk-in pantry create a space that's as functional as it is beautiful. Just beyond, a cozy second living area offers the perfect spot to unwind, gather with family, or enjoy a quiet evening, with large windows filling the space with natural light. Central air conditioning keeps the home comfortable, ensuring you can enjoy every season with ease. Upstairs, the spacious primary suite offers a quiet retreat with its own walk-in closet and private 4 pce ensuite. Two additional bedrooms, a full bathroom and convenient upper level laundry provide the space and functionality today's families appreciate. The unfinished basement offers endless possibilities, allowing you to create additional living space tailored to your needs, whether it's a media room, home gym, guest suite or play area. Outside, you will enjoy the fully fenced backyard, perfect for summer barbecues, relaxing evenings on the patio or giving children and pets room to play. The double detached garage provides secure parking along with valuable storage for bikes, sports equipment and seasonal gear. With highly regarded schools, parks, shopping, restaurants and extensive pathway networks just minutes from your door, this home offers more than a beautiful place to live. It offers the lifestyle that has made

Legacy one of Calgary’s most desirable communities for families looking to put down roots.