



GRASSROOTS
REALTY GROUP

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45 Legacy Point Terrace SE
Calgary, Alberta

MLS # A2330874



\$584,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,754 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: APPLIANCES ARE INCLUDED UP TO A \$5000 APPLIANCE ALLOWANCE WHICH MUST BE SPENT AT TRAIL APPLIANCES OR THE CLIENT CAN TAKE A \$5000 CREDIT OFF THE PRICE BUT THEY MUST SUPPLY AND INSTALL THEIR OWN APPLIANCES AFTER POSSESSION DATE. Window coverings (not in basement and not on doors). \$500 front yard landscaping certificate.

PRICING IS FIRM ! QUICK POSSESSION * THIS HOME QUALIFIES FOR THE NEW FEDERAL "FIRST TIME BUYER GST REBATE PROGRAM" * LOOK MASTER BUILDER has added \$30,000 in Builder upgrades to this amazing wide open home to ensure that you'll be thrilled with the final results on the possession day! Check and compare the included features : 8 ft. long kitchen island that has 5 drawers and 4 doors - a full length eating bar and 1" thick quartz countertop, 3 stylish pendant lights over the island, soft close cabinet doors and soft close drawers, two tone kitchen cabinets, "shaker styled" cabinet doors, a rough-in opening for a built-in microwave, a rough-in for future chimney hoodfan, spacious kitchen pantry, 36" high upper cabinets, stylish Blanco Silgranit kitchen sink, gasline for a gas stove, large great room with 50" wide fireplace, a fireplace mantle, white "Zebra Blinds" window coverings, Berkley modern interior doors that provide more sound reduction, sturdy satin nickel wire shelving, California knockdown textured ceilings throughout, exquisite QUEST XL Luxury Vinyl Plank flooring on the main floor, dignified vinyl tile to be installed in the upper bathrooms and laundry room, wide staircase to the upper floor, 15 ft. of black metal spindles from main floor to upper floor, upper floor laundry room, cozy 2nd floor bonus room, the ensuite has a quartz countertop with 2 undermount sinks and a 5' wide ensuite shower (tiled to the ceiling), 1 row of tile above counters in upper bathrooms, bathroom vanities have a bottom drawer, the main bath tub has vinyl tile extended to the ceiling, the mudroom has a built-in bench and coat hooks unit, energy saving "triple pane" windows, side entry door to basement, clean air filtration system(HRV), General Aire drip humidifier, 96% high efficiency 2 stage multi-speed furnace, 80 gal US hot water tank, SMART Thermostat with HRV

control, 200 AMP electrical panel, 2 sewer backup valves, basement has plumbing rough-ins for a bathroom, laundry facilities and kitchen sink, 9 ft. foundation wall height, soffit plug and switch, gasline for BBQ, elegant PRAIRIE front elevation with stone accenting and a \$500 front landscaping certificate! Pictures are representative - builder sales rep. will clarify all details prior to writing a contract.