



GRASSROOTS
REALTY GROUP

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85 Legacy Common SE
Calgary, Alberta

MLS # A2338150



\$589,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,473 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

This beautiful home in Legacy is completely finished, inside and out, and ready for its next family! Located near the end of a quiet street, this 4-bedroom, 3.5-bathroom home is just 12 years old and offers a bright, functional layout, a fully developed basement, a double detached garage, and one of its best features — MAINTENANCE-FREE LANDSCAPING in both the front and back yards! Inside, the main floor feels warm, bright, and inviting, with wide-plank flooring and a gorgeous fireplace anchoring the living room. The kitchen is designed for both everyday family life and entertaining, featuring quartz countertops, a glass tile backsplash, a Silgranit sink, soft-close cabinetry, a newer dishwasher, and plenty of space to gather. The open layout keeps the kitchen, dining, and living areas connected, whether you're making dinner, hosting friends, or relaxing together at the end of the day. Upstairs, the spacious primary bedroom includes a walk-in closet and private ensuite with a large walk-in shower. Two additional bedrooms, another full bathroom, and the convenience of an upstairs laundry room complete this level. The professionally developed basement adds even more valuable living space, with a fourth bedroom, full 4-piece bathroom, storage, and a large media room wired for surround sound. It's the perfect spot for movie nights, gaming, a playroom, or a comfortable space for teenagers and guests. The home also includes a newer Rinnai tankless hot water system. Outside, there is absolutely no lawn maintenance required! Both yards have been thoughtfully designed so you can spend your time enjoying the space instead of working on it. The backyard is private, inviting, and ready for Calgary summers, with a deck, patio, and beautiful water feature that creates the perfect backdrop for morning coffee, dinner outside, or evenings with

friends. The builder-finished double detached garage is easily accessed from the yard and is a good size. The exterior 'Trimlight' lighting system lets you customize the home for holidays, special occasions, or year-round curb appeal. Legacy is a beautiful, family-oriented community designed around enjoying life outdoors. With parks, ponds, pathways, playgrounds, schools, and an incredible selection of shops, restaurants, and everyday amenities, everything you need is close to home. It's the kind of neighbourhood where families can get outside, connect with neighbours, and truly put down roots. With the basement, garage, fencing, and landscaping already complete, all that's left to do is move in and enjoy. Don't miss your chance to call this wonderful property home!