



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

91 Legacy Point Heights SE
Calgary, Alberta

MLS # A2346972

\$575,400

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,720 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

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:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
Inclusions:	n/a		

Discover the Valencia by Shane Homes, a thoughtfully designed pre-construction home offering refined style, functional living, and exceptional everyday comfort. The open-concept main floor welcomes you with a spacious foyer, convenient coat closet, inviting front family room, and central dining nook that flows seamlessly into the L-shaped kitchen. A generous walk-in pantry and central half bath add practicality to this well-planned level. Upstairs, a central family room creates comfortable separation between the private owner's bedroom and two equally sized secondary bedrooms. The owner's retreat features a large walk-in closet and private 3-piece ensuite, while the nearby full bathroom and second-floor laundry closet provide added convenience for the entire household. Images are for representative and illustrative purposes only. Features, finishes, elevations, dimensions, and specifications may vary and are subject to change without notice. Photos representative.