



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

94 Legacy Boulevard SE
Calgary, Alberta

MLS # A2348787

\$460,000

Division:	Legacy		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,309 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Composite Siding, Stone, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Storage		

Inclusions: n/a

What? No condo fees? Yep! Are you ready to have it all in Legacy? Freshly painted, clean carpets and updated stainless steel appliances, with a finished basement, your own yard and off-street parking. And yes, you can have the air conditioning, quartz counters, durable laminate flooring and room for entertaining! You know when you have people over and you don't necessarily want them in your personal space? This floor plan has your privacy tucked away upstairs with a cozy family room, large primary bedroom with three-piece ensuite, laundry, second bedroom and four-piece bath. The brand-new development downstairs maximizes your square footage with a third full bathroom, dedicated office, vinyl plank flooring and a perfect games room. And then there's Legacy itself. Township is right there for groceries, coffee, restaurants and shopping, while 15 kilometres of pathways and 300 acres of environmental reserve give you plenty of room to get outside. Macleod Trail and Stoney Trail are close when you need to get somewhere — or get out of the city altogether. It's a pretty great neighbourhood to come home to. Come see if this one feels like home.