



GRASSROOTS
REALTY GROUP

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73 Legacy Common SE
Calgary, Alberta

MLS # A2351184

\$525,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,580 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry		

Inclusions: n/a

****\$5,000 FLOORING CREDIT Offered to Buyers Toward the NEW FLOORING of Their Choice**** Great family home in the desirable community of LEGACY! Situated on a quiet street just steps to walking paths, community pond, parks + playgrounds and minutes to shopping, restaurants, schools + major routes including 22X. Boasting 1,580+ sqft of developed living space, 3 bedrooms, 2.5 baths + WEST FACING BACKYARD with parking pad ready for your future garage. Open concept main floor features 9 ft ceilings, built-in shelving & a bright living + dining area. Kitchen with GRANITE COUNTERTOPS, stainless steel appliances, NEW dishwasher (2024) + large WALK-IN PANTRY. 2 pc powder room + back entrance complete the main level. Upstairs offers a primary RETREAT with private West facing BALCONY, walk-in closet + 4 pc ensuite, 2 additional good sized bedrooms + 4 pc bath. Lower level is laid out nicely for future development with large egress windows for potential 4th bedroom. NEW Paint throughout the house. Legacy is one of SE Calgary's most family friendly communities. Just steps to km's of pathways, a beautiful community pond, schools, restaurants, South Health Campus + Macleod Trail. Exceptional Value!