

1278 Legacy Circle SE
Calgary, Alberta

MLS # A2165744



\$629,900

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,517 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, Vinyl Windows, Wet Bar		

Inclusions: none

This spectacular former show home offers a pie-shaped lot providing ample space for a double detached garage and a substantial backyard for outdoor enjoyment. The southwest-facing back deck enjoys afternoon sun, while alley access enhances convenience and gives the potential for RV parking. Inside, the property is immaculate and well laid out, featuring an open-concept main floor with laminate flooring, 9' ceilings, and large windows that flood the space with natural light. The beautiful white kitchen boasts quartz countertops, stainless steel appliances, a small pantry, and a stove that can be set up for either gas or electric cooking. Upstairs, the two generously sized spare bedrooms and a convenient laundry area complement the master suite, which enjoys a large walk-in closet and a full ensuite bathroom and comfortably fits a king-sized bed. The fully finished basement is a standout feature, offering a third full bathroom, a spacious recreation room, and a custom wet bar with a live edge wood bar top and its own dishwasher. A large window in the basement presents an ideal opportunity for converting the space into a fourth bedroom if desired. This home combines thoughtful design with modern finishes, plus it is totally turn key! Features like central A/C, Hunter Douglas blinds, and upgraded lighting mean you can move in and not lift a finger.