

**1549 Legacy Circle SE
Calgary, Alberta**

MLS # A2221324



\$644,000

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|------------------|---|---------------|-------------------|
| Division: | Legacy | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,690 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Gentle Sloping, Land | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Composite Siding, Stone | Zoning: | R-2M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry | | |

Inclusions: none

This is the one that you have been looking for! Large semi-detached home in Legacy! One of the largest plans that was built, this home features just over 2129sf total developed living space with numerous luxuries including upgraded flooring throughout, 9ft ceilings, plantation blinds, extra windows to let in so much sun, and AIR CONDITIONING! This home offers a spacious bright foyer that leads to a large private main floor den with extra windows and 2 sliding glass privacy doors. The kitchen is perfect with 42" maple cabinets with undercabinet lighting, oven with glass cooktop, stone countertops, lots of counter space, a pantry, and an expansive island. The adjacent bright nook can host a table for 8, and next to that is the bright and airy great room with extra windows. You will also find a stylish 1/2 bath conveniently located near the spacious rear entrance that leads to your huge freshly stained west-facing deck with gas hook up, wiring/plumbing for a hot tub, double garage, and a landscaped and fenced backyard which offers privacy and seclusion. Out front you'll enjoy lounging on the shaded and welcoming veranda that looks out on the large side yard with a rail gate. On the upper level, you will discover 3 spacious bedrooms; a laundry room; 4-piece bath; 3-piece ensuite featuring a 7-foot shower with a bench and 10mil glass enclosure; and a perfect bonus/loft area for additional space. The lower level is fully developed with a large rec room, utility room, large bedroom, and another 4-piece bath. Located conveniently within walking distance to transit, paths, parks, shopping, schools and of course the ravine. Additional trailer parking if needed by way of fence gate. You really don't want to miss out on viewing this fantastic home. Book it and Buy it!