

**1361 Legacy Circle SE
Calgary, Alberta**

MLS # A2229077



\$574,900

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,300 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: None

No Condo Fees! This beautifully upgraded 4-bedroom, 3.5-bathroom end-unit townhouse offers over 1,900 sq. ft. of finished living space, a fully developed basement, and a double detached garage. This home blends modern elegance with everyday comfort. Step inside to discover a bright, open floor plan with 9-foot ceilings on the main level. The chef's kitchen is a showstopper, featuring an impressive 8-ft island – perfect for hosting and meal prep, White shaker cabinets with soft-close doors & drawers, Quartz countertops throughout, Walk-in pantry & high-end stainless steel appliances including a gas stove. The spacious living room is bathed in natural light, and flows into the dining area, creating the perfect space for both relaxing and entertaining. Upstairs, you'll find three well-appointed bedrooms, including a primary retreat that fits a king-sized bed, complete with a walk-in closet and a 4-piece ensuite with quartz countertops. A convenient upstairs laundry area adds to this home's functionality. Downstairs, the fully finished basement offers even more living space, including: A fourth bedroom – ideal for guests or a home office, A 4-piece bath, A generous family room for movie nights and gatherings, Plenty of storage & utility space. Step outside to your private backyard oasis, complete with a large deck featuring two gas lines – perfect for BBQs, morning coffee, or an evening glass of wine. Central air conditioning keeps you cool and ensures your comfort in the summer months. This home is minutes from parks, scenic pathways, top-rated schools, shopping, and dining in the thriving, family-friendly community of Legacy. Easy access to Macleod Trail & Stoney Trail makes commuting a breeze while enjoying the peaceful suburban lifestyle. Don't miss the chance to own this meticulously maintained

townhouse—your perfect blend of comfort, convenience, and modern living.