

**123 Legacy Circle SE**  
**Calgary, Alberta**

**MLS # A2217982**



**\$704,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,888 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Garage furnace. Note oven and fridge are in "as is" condition - self clean on oven and ice maker on fridge not operating. Sun shade on deck.

Welcome to your dream home in the community of Legacy! This lovely 1888 sq ft family home features an open-plan main floor with a modern granite kitchen, stainless steel appliances, an island with a breakfast bar, gas stove and a corner pantry. The spacious living area includes a cozy gas fireplace with tile surround. Flooring is all hardwood, ceramic tile, and plush carpeting. The second floor offers a versatile bonus room with two sets of windows, perfect for a home office, workout space, kids' play area, or home theatre. Three spacious bedrooms including the primary bedroom with a full ensuite bath and a large walk-in closet. The home is outfitted with Hunter Douglas window treatments. The strategically placed laundry on the second floor and the spacious back hallway leading to the attached garage add to the home's functionality. Enjoy the convenience of vacuflo and all other appliances included. The double attached garage is heated with a natural gas furnace. The unfinished lower level offers endless possibilities for future development with two large windows and roughed-in plumbing. Imagine enjoying summer evenings in the SW-facing backyard with a spacious deck and natural gas BBQ line, perfect for entertaining friends and family. The Legacy community offers 15kms of parks, ponds, pathways, schools, local shopping and dining, environmental reserve, community gardens, playgrounds, public art, and a residence association. Don't miss the opportunity to make this beautiful home yours. Schedule a viewing today!