

## 54 Legacy Close SE Calgary, Alberta

**MLS # A2225495**



# \$639,900

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,522 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Garage Remote & Basement TV mount

Welcome to Legacy! Where charm meets functionality in this fully finished 4 bedroom, 3.5 bath home tucked away in a quiet and unique cul-de-sac, directly across from a beautiful green space for added privacy and peace. Step inside to discover a freshly painted home with hardwood flooring throughout the main floor and a thoughtfully designed open-concept layout awaits! The kitchen is a host's dream, featuring granite countertops, stainless steel appliances including a newer microwave hood fan and refrigerator, ample cabinetry, and a large centre island with breakfast bar—perfect for entertaining. Just off the kitchen is a spacious dining area that effortlessly transitions into the bright and airy living room, highlighted by large windows that fill the space with natural light. As you head upstairs you'll find a thoughtfully designed floor plan starting with the private primary suite, complete with a walk-in closet and a 4-piece ensuite featuring dual sinks. The two additional bedrooms are located on the opposite side of the upper floor for added privacy and are accompanied by a convenient upper level laundry room and a full 4-piece bath. The fully finished basement offers even more living space with a 4th bedroom, an additional full bathroom, and a versatile rec area—perfect for a home gym, office, or media room. Outside, enjoy a fully fenced backyard that backs onto a laneway and features a concrete pad with gate access, perfect for RV parking or an extra vehicle, while still leaving plenty of yard space! Completing the package is a single attached garage with a driveway for an additional car. All of this for under \$650,000 a fully finished, move-in ready home just minutes from schools, scenic walking paths, ponds, major roads, extensive green spaces, and parks. This is your chance to own a turnkey home in an unbeatable location!