

20 Legacy Gate SE
Calgary, Alberta

MLS # A2237291



\$560,000

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,336 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Composite Siding, Stone, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom duplex located in the highly sought-after community of Legacy—offering NO CONDO FEE! This home has exceptional curb appeal with a large covered front porch that invites you right in. The spacious front entry area flows perfectly into the cozy living room, highlighted by a stunning floor-to-ceiling stone electric FIREPLACE—a true focal point of the home. This main area also features a built-in bench with storage and a 2-piece powder room. Continue the main floor to the DREAM KITCHEN —its bright and open-concept layout with modern white cabinets, granite countertops, stainless steel appliances, large sit-up island, and ample counter space make this the showstopper of the home. The adjacent dining area opens to large sliding patio doors, offering a view of the PRIVATE BACKYARD and allowing easy access for indoor-outdoor living and summer BBQs on the deck. The back yard is complete with a gas hookup, space for a firepit, and a DETACHED DOUBLE GARAGE. Upstairs, you’ll find three generously sized bedrooms, each with large closets. The primary suite boasts a spacious WALK-IN CLOSET and a full 4-piece ensuite. A convenient UPSTAIRS LAUNDRY area and another full 4-piece bath complete the upper level. Located on a quiet street in a family-friendly neighborhood, Legacy offers beautiful walking paths, nearby parks and schools, and quick access to Stoney Trail and Macleod Trail. This home truly checks all the boxes—move-in ready with style, function, and space!