



GRASSROOTS
REALTY GROUP

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54 Legacy Close SE
Calgary, Alberta

MLS # A2225495



\$635,000

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

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

Inclusions: Garage Remote & Basement TV mount

PRICE REDUCED!! 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!

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