



**GRASSROOTS**  
REALTY GROUP

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**46 Legacy Close SE**  
**Calgary, Alberta**

**MLS # A2239714**



**\$624,888**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,702 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Private, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome Home! Tucked away on a quiet cul-de-sac, this beautifully maintained 2-storey home offers the perfect blend of style, comfort, and everyday functionality &mdash; ready for you to move in and make it your own. As you enter your new home you are greeted with the warmth of the beautiful hard wood floors that flow throughout the main level. At the heart of the home, the stunning kitchen features granite countertops, SS appliances (gas line to the stove as well), a large central island, and plenty of space for both everyday meals and memorable gatherings with family and friends. The dining area is perfect for special occasions, game nights with friends, or family dinners that linger late into the evening. Unwind in the spacious great room, complete with a cozy fireplace &mdash; the ideal spot to curl up on chilly nights or enjoy relaxed weekends at home. Just off the large single attached garage, you'll appreciate the practical mudroom, keeping life organized and clutter at bay. Finally, a powder room finishes off the main floor's well-appointed features. Heading upstairs, you'll find 2 generous bedrooms and a 4pc well-appointed bathroom, giving everyone their own space to relax and recharge. The large primary bedroom is on the other end of the upper floor offering privacy and just the right amount of space from the kids. The amazing Ensuite with soaker tub, walk-in shower, & dual sinks is a spa unto itself. The large walk-in closet offers plenty of storage. The upper laundry room with storage shelves offers convenience and practicality as there's no more running up and down stairs to get the family laundry day completed. The unspoiled basement with roughed-in plumbing for a future bathroom offers endless possibilities for your dream rec room, home office, or guest suite &mdash; the options are endless & choice is yours. As we venture

outside and take in your private backyard oasis, the large trees and fully fenced private setting is amazing. With new landscaping, spacious deck with gas BBQ line, your new backyard is ready for summer BBQs, playdates, or simply enjoying a morning cup of coffee in the sun, or quiet evenings under the stars. Nestled close to schools, shopping, and parks, this family-friendly location makes daily life a breeze. Don't miss your chance to make this wonderful home your own — contact your favourite Realtor today to book your private showing!