



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**30 Legacy Path SE
Calgary, Alberta**

MLS # A2242196



\$429,900

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,248 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Faces Front, Secured, Single Garage /		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 262
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Quietly located in the interior of the complex, backing SOUTH to gardens and greenscape, this immaculate double-master floorplan awaits you. Long DRIVEWAY allows you (or your visitors) extra parking, and leads to the TANDEM 33'5 x 10'4 ATTACHED GARAGE. BACK DOOR leads to COVERED patio amidst the tranquille gardens. Foyer takes you right up to the main/2nd floor: BRIGHT, OPEN concept with living, dining/kitchen/deck. Great for entertaining and family life. LAMINATE floors make for easy maintenance, and the light cabinetry and QUARTZ countertops are both beautiful and durable. POWDER ROOM cleverly tucked out of the way. Upper/3rd floor is your private retreat complete with TWO large bedrooms, EACH with their own 4-PC ENSUITE, WALK-IN closets, and oversized windows bringing in lots of light. LINEN CLOSET offers an abundance of STORAGE and STACKED WASHER/DRYER is convenient on the bedroom floor. All this with a LOW CONDO fee, in a PET FRIENDLY complex, with shopping, parks, paths and school at your doorstep, in a family-oriented community.