



GRASSROOTS
REALTY GROUP

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41 Legacy Gate SE
Calgary, Alberta

MLS # A2242838



\$575,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Legacy | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,507 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Double Garage Detached, On Street, Paved | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Interior Lot, Paved, Rectangular Lot | | |

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|--------------------|-----------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-2M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Walk-In Closet(s) | | |

Inclusions: Built-in Dishwasher, A/C, electric fireplace in the basement

Welcome to this wonderful semi-detached home in the vibrant and amenity-rich community of Legacy. This home impresses from the curb with a tiered flower garden, charming front porch, and double detached garage—offering both style and function. Inside, the main floor is fully open concept, with rich hardwood floors throughout, a spacious living area, and a generous dining space that flows into the heart of the home: a stunning kitchen complete with dark cabinetry, a central island, stainless steel appliances, and a large walk-in pantry. Off the back, step into your sun-soaked southwest-facing backyard featuring a deck, patio area, and mature landscaping—ideal for entertaining. Upstairs, you’ll find a bright loft, two spacious bedrooms—each with its own private ensuite—and convenient upper floor laundry. The fully finished basement offers even more living space with a cozy rec room, electric fireplace, a third bedroom, and 3-piece bathroom. Additional features include central A/C to keep you cool in summer, and a location just steps to scenic walking paths around the pond. Enjoy the convenience of nearby shopping at Township Centre and Legacy Village, plus easy access to Stoney Trail. This home is truly move-in ready—everything is completed, nothing left to do but enjoy!