



**GRASSROOTS**  
REALTY GROUP

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**56 LEGACY Terrace SE**  
**Calgary, Alberta**

**MLS # A2242904**



**\$798,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,013 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, See Remarks, Soaking Tub		

**Inclusions:** NA

Welcome to this 5-bedroom, 3.5-bathroom home in the sought after community of Legacy. The home has been freshly painted and updated with vinyl plank flooring on the upper level and basement. It also features 9-foot ceilings and 8-foot doors, creating a bright and open feel. The main floor offers a spacious layout with a living room, dining area, flex room, and a powder room. The kitchen includes granite countertops, stainless steel appliances, and a separate spice kitchen. The living room has a gas fireplace, and the dining area opens to a low-maintenance deck; great for indoor-outdoor living. Upstairs, the primary bedroom comes with a 5-piece en-suite and a walk-in closet. You'll also find a bonus room, two more bedrooms, and a laundry room. The finished basement has two additional rooms, a full bathroom, and a bar counter; ideal for extra living space or guests. The west-facing backyard is fully landscaped and includes a gazebo for relaxing or entertaining. This home is just steps from walking paths, parks, and local amenities. It's a great option for families looking for space and convenience.