



GRASSROOTS
REALTY GROUP

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18 Legacy Common SE Calgary, Alberta

MLS # A2243931



\$599,999

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,423 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Walk-In Closet(s)		

Inclusions: 65 inch 4K Curved TV and Queen bed from Master bedroom are included

Charming Corner-Lot Home in Legacy & Cozy Vibes and Scenic Neighbourhood Views Welcome to 18 Legacy Common SE, a warm and inviting 3-bedroom, 3.5-bathroom home perfectly designed for first-time buyers and growing families. Situated on a desirable corner lot, this property offers extra privacy, beautiful sightlines, and a sense of space you'll notice the moment you arrive. Step onto the covered front porch and take in the picturesque views of the neighbourhood—a perfect spot for your morning coffee or evening chats with friends. Inside, you're greeted by a bright and open main floor with a layout that feels both spacious and cozy. The rear kitchen features granite countertops and plenty of prep space, flowing seamlessly into the dining area and living room. Large windows bathe the home in natural light, creating a warm and welcoming atmosphere. Upstairs, retreat to your serene primary suite with a private 4-piece ensuite and walk-in closet. Two additional bedrooms, another full bath, and upper-level laundry make day-to-day living a breeze. The fully developed basement adds even more flexibility, with a recreation room, bonus area, and a full bathroom—ideal for movie nights, a playroom, or a home office. Outside, enjoy a fully fenced backyard with an oversized deck, perfect for BBQs, gardening, or simply relaxing. Being on a corner lot means you also enjoy open views and extra outdoor space, giving the property a more expansive and private feel. And with central air conditioning, you'll stay cool and comfortable all summer long. Why Legacy? This award-winning community offers parks, playgrounds, ponds, and winding pathways, along with nearby schools, shops, and restaurants at Legacy Village and Township Shopping Centre. Quick access to Macleod Trail and Stoney Trail makes commuting a

breeze. Cozy, bright, and perfectly located—this corner-lot gem in Legacy is ready to welcome you home. Book your private showing today! Bonus inclusions: A 65-inch 4K curved TV and a queen bed from the primary bedroom are included.