



GRASSROOTS
REALTY GROUP

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18 Legacy Common SE Calgary, Alberta

MLS # A2246739



\$585,000

| | | | |
|------------------|-------------------------|---------------|-------------------|
| 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: | Off Street, Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Corner Lot | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | 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, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: Queen bed frame from master bedroom

Exceptionally Maintained Detached Corner-Lot Home in Legacy – Fully Finished with Upgrades Throughout. Welcome to 18 Legacy Common SE — this exceptionally maintained home shows like a showhome and offers tremendous value for first-time buyers or growing families. Situated on a desirable corner lot, the property offers extra space, privacy, and great curb appeal just steps from scenic walking paths and a pond. A covered front porch adds to the charm. Step inside to a bright, open-concept main floor featuring hardwood floors, a well-appointed kitchen with granite countertops, stainless steel appliances, crown-molded cabinets, and plenty of storage and prep space. The layout flows seamlessly into the dining area and living room, where a gas fireplace adds a cozy focal point. Large windows provide an abundance of natural light, while central air conditioning keeps the home cool in summer. A central vacuum system adds everyday convenience. The fully finished basement offers versatile additional living space, including a large family or games room, a flex area ideal for a home office or guest bedroom, and a full 4-piece bathroom, perfect for multi-purpose living or hosting visitors. Upstairs, you'll find a comfortable primary suite with a walk-in closet and private ensuite, two additional bedrooms, a second full bathroom, and upper-level laundry for added ease. Step outside to enjoy a fully fenced backyard with a large deck and newly installed privacy fencing, ideal for relaxing, entertaining, or outdoor dining. A double parking pad provides off-street parking and potential for a future garage. Why Legacy? This award-winning community is known for its green spaces, ponds, parks, and extensive walking paths, plus nearby schools, restaurants, and shopping at Legacy Village and Township Centre. Quick access to Macleod Trail and Stoney

Trail ensures a smooth commute anywhere in the city. Well-designed, move-in ready, and located in one of Calgary’s most sought-after newer communities—18 Legacy Common SE is ready to welcome you home. Book your private showing today!