



**GRASSROOTS**  
REALTY GROUP

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

**41 Legacy Terrace SE**  
**Calgary, Alberta**

**MLS # A2250689**



**\$825,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

**Heating:** Central, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** n/a

Welcome to Legacy, one of Calgary's most esteemed new communities! This exceptional 1,359 sq ft bungalow, offers incredible value and a rare opportunity in the current market. With a double garage and a fully finished basement, this meticulously maintained home is ready for you to move in and enjoy. The property features a beautifully landscaped and fenced yard, ensuring both privacy and curb appeal. Its prime location provides easy access to transit, LRT, Stoney Trail, and McLeod Trail, making commuting throughout Calgary a breeze. Nearby, you'll find an array of bike paths, playgrounds and schools, perfect for families. Inside, the main floor is designed for entertaining, with a spacious kitchen that flows seamlessly into the living area, allowing for interaction during gatherings. The abundance of natural light from the large windows and soaring ceilings creates a warm and inviting atmosphere. A versatile den offers a dedicated workspace or can easily serve as a second bedroom. The primary bedroom is a true retreat, featuring expansive windows, high ceilings, and an impressive walk-in closet. The luxurious ensuite bath boasts a large vanity and a stunning tiled shower, providing a spa-like experience at home. The lower level continues to impress with two generously sized bedrooms and a well-appointed four-piece bathroom. The recreation room, complete with a cozy fireplace and fully equipped wet bar, is perfect for family movie nights or entertaining friends. Step outside to the fully fenced, landscaped backyard, where a two-tier deck with southwest exposure awaits, creating an ideal setting for gatherings and outdoor enjoyment. If you desire a home that combines elegance, convenience, and ample space for everyone, look no further. This bungalow in Legacy could be your perfect sanctuary.

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