



GRASSROOTS
REALTY GROUP

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114 Legacy Boulevard SE
Calgary, Alberta

MLS # A2251213

\$524,000



Division:	Legacy		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,265 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2nd Refrigerator, 2nd Microwave, 2nd Washer, 2nd Dryer, 2 TV Mounts, Shoe Rack, Shed, Pergola

****NO CONDO FEES**SEPARATE ENTRANCE****Welcome to a residence that redefines townhome living. Located in the heart of Legacy, one of Calgary's most vibrant and thoughtfully designed master-planned communities, this beautifully curated home stands out from the crowd with high-end finishes, intentional design & a potential secondary suite opportunity that would be subject to approval and permitting by the city/municipality—perfect for extended family & guests. From the moment you arrive, you'll notice this isn't your average home. Every corner has been carefully considered, creating a warm, sophisticated aesthetic that feels both luxurious & inviting. Downstairs, the professionally developed basement is nothing short of exceptional. With a California-inspired vibe, the space features natural wood tones, soft neutral colors, & a layout straight from the pages of a design magazine. The lower level boasts a private separate entrance, spacious bedroom & large living area with dinette, a spa-inspired bathroom with oversized walk-in shower, rain head, & full tile surround, 2nd dedicated furnace & private laundry & seamless luxury vinyl plank flooring throughout. Whether used for guests or family, this level offers privacy, comfort, & undeniable style. On the main level, the home continues to impress with rich luxury vinyl plank flooring, designer details, & a modern open layout that connects living, dining, & kitchen spaces beautifully. Enjoy the striking feature wall in the common area, custom coffee bar nook for your morning ritual, an elegant kitchen with quartz countertops, stainless steel appliances, undermount sink, stylish backsplash, & gold hardware accents & sizeable pantry for practical storage. Whether you're hosting a dinner party or enjoying a quiet evening in, the flow & warmth of this space makes it instantly

feel like home. Upstairs, you'll find two generously sized bedrooms, including a primary retreat complete with its own feature wall, private ensuite, & walk-in closet. A central bonus room separates the two bedrooms, creating privacy & versatility, while a convenient pocket door connects the secondary bedroom to the main full bath—ideal for guests or kids. The upper-floor laundry adds even more functionality to this smart & stylish layout. Enjoy warm summer days on the private patio under a charming pergola, or unwind in your fenced backyard—perfect for pets, a garden, or relaxing with friends. Beyond the fence, you'll find two dedicated parking stalls, plus additional street parking out front for guests. Living in Legacy means enjoying the best of urban convenience & natural beauty: Walking trails, tranquil ponds, & over 300 acres of environmental reserve; 12 playgrounds & 4 shopping hubs, including Legacy Township just minutes away; All Saints High School on-site and a new K-9 school opening in 2026; In winter, Legacy transforms into a magical wonderland with over 1 million Christmas lights, creating a truly festive community spirit. Discover today!