



**GRASSROOTS**  
REALTY GROUP

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418 Legacy Circle SE  
Calgary, Alberta

MLS # A2253383



**\$888,000**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Legacy                 |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 2,208 sq.ft.           | Age:   | 2025 (0 yrs old) |
| Beds:     | 6                      | Baths: | 4                |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.08 Acre              |        |                  |
| Lot Feat: | Back Yard              |        |                  |

|             |                                       |            |     |
|-------------|---------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas               | Water:     | -   |
| Floors:     | Carpet, Vinyl Plank                   | Sewer:     | -   |
| Roof:       | Asphalt Shingle                       | Condo Fee: | -   |
| Basement:   | Finished, Full                        | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame, Wood Siding | Zoning:    | R-G |
| Foundation: | Poured Concrete                       | Utilities: | -   |
| Features:   | Double Vanity, High Ceilings, Wet Bar |            |     |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Looking for the perfect blend of luxury living? Welcome to 416 Legacy Circle, a beautifully upgraded Trico Homes Show Home in the vibrant, family-friendly community of Legacy. Step inside to discover an open-to-below design featuring soaring 18' ceilings in the great room, creating a dramatic and spacious feel. The main floor offers exceptional functionality with a full bedroom and bathroom, perfect for guests, plus a spice kitchen for added convenience and cooking versatility. The basement is fully developed with a separate rear entrance, a large rec room complete with wet bar, and two additional bedrooms with a full bathroom—ideal for extended family or entertaining. Upstairs, enjoy a spacious bonus room, two secondary bedrooms with a dual-sink bathroom. Photos are representative.