



**GRASSROOTS**  
REALTY GROUP

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**967 Legacy Circle SE**  
**Calgary, Alberta**

**MLS # A2258534**



**\$660,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Landscaped, Level, Low Maintenance Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Suite: 2nd Fridge, 2nd Stove, 2nd Dishwasher, 2nd Microwave/Hoodfan, 2nd Washer, 2nd Dryer, Window Coverings

**INVESTOR ALERT!** Legal Suited Duplex in a prime location across from future park and sports field. Instant add to your portfolio and instant rental income with great tenants in place up and down. This Shane Built attached home features over 2300 sq ft of developed space and high end finishings throughout. As you enter the open concept floorplan you are greeted by luxury vinyl plank flooring throughout the large living room/dining room. Gorgeous kitchen with custom cabinetry, upgraded stainless steel appliances, herringbone subway tile backsplash, large center island, and access door to back deck. Head upstairs to the central bonus room which makes a great kids play area/TV room. Spacious master bedroom with walk-in closet and ensuite bathroom with tile flooring, quartz counters and walk-in shower. Good sized 2nd and 3rd bedrooms with another adjoining full 4-piece bathroom and convenient upper floor laundry complete this well laid out upper floor. Head down to the fully finished legal basement suite with vinyl plank in the living room/dining room. Another stunning kitchen finished to the same quality of the main floor! Spacious bedroom with walk-in closet, adjoining 4-piece bathroom, and separate full-size front-loading laundry. Additional features include lighting packages from Carrington, Hardie Board exterior, double detached drywalled garage, front veranda, wired for smart home system. No expense was spared for the luxurious upgrades including upgraded flooring throughout, knockdown ceilings, Delta fixtures, lighting, electrical and all appliances. This lovely home is situated across from a purposed park/green space and within walking distance to a new (to be built) school. Legacy is an amazing family community with 2 new purposed schools, along with recreational amenities, 3 ponds, 10 parks, 4 soccer fields, 3 commercial sites and over 300 acres of

protected environmental reserve with 15km of interconnected walking trails, amphitheaters and leisure and recreation space along the escarpment plus a short commute to the mountains, Okotoks and a 20 minute drive to DT!