

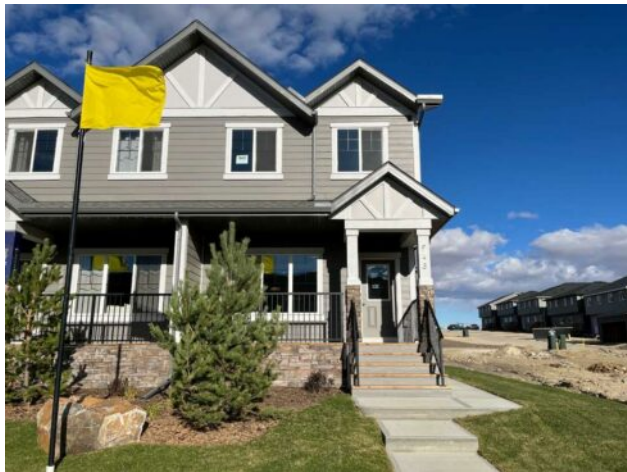


**GRASSROOTS**  
REALTY GROUP

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

**943 Legacy Circle SE**  
**Calgary, Alberta**

**MLS # A2265047**



**\$624,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,401 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Lower level fridge, electric stove, dishwasher, microwave hood fan.

This beautifully designed show home features a double detached garage and welcoming front porch, complemented by 9' knockdown ceilings throughout the main level. The front lifestyle room offers a spacious area to relax, while a dual-door closet provides ample storage. The center dining area flows effortlessly into the rear kitchen, which boasts stainless steel appliances including a slide-in stove, over-the-range microwave, French door refrigerator, and dishwasher, all enhanced by soft-close cabinetry, quartz countertops, and a stylish tiled backsplash with added upper soffit filler. A dual-door pantry and rear entry with a coat closet add convenience, along with a 2-piece bath on the main floor. Upstairs, plush carpeting covers the hall and two front bedrooms, while the rear primary suite features vinyl plank flooring in the 4-piece bath, complete with a quartz storage vanity, tub surround with decorative tile accents, and direct access to a spacious walk-in closet. The upper laundry area includes a washer, dryer, and additional upper cabinets for storage. A second vinyl plank 4-piece bath with quartz vanity and tiled tub surround serves the upper level, alongside an upper linen closet. The finished legal basement suite with a separate side entry offers comfortable living with carpeted floors and knockdown ceilings. It includes a common area leading to the utility room, a stacked laundry closet with full-size washer and dryer, and a vinyl plank 3-piece bath featuring a separate shower, quartz storage vanity, and tile accents. The suite's kitchen is equipped with vinyl flooring, upper and lower cabinets, stainless steel fridge, smooth-top stove, dishwasher, quartz counters, tiled backsplash, and over-the-range microwave. A rear bedroom with closet completes this self-contained living space. Not just a home but a smart investment with a legal suite and double

detached garage! This home combines modern finishes, thoughtful design, and a fully finished legal suite, perfect for families or investors seeking comfort and versatility.