



GRASSROOTS
REALTY GROUP

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1362 Legacy Circle SE
Calgary, Alberta

MLS # A2269018



\$579,900

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,523 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: Storage room shelving, garage shelving & tire racking, TV mounts, black leather couch in the basement.

This beautifully finished two-storey home is nestled in the desirable, family-oriented community of Legacy in southeast Calgary, offering the perfect blend of modern comfort and timeless style. From the moment you arrive, you'll be impressed by its inviting curb appeal—stone accents, a charming front porch, and low-maintenance landscaping enhanced by decorative rockwork create a warm and welcoming first impression. Inside, the open-concept main floor is bright, airy, and thoughtfully designed for everyday living. Wide-plank flooring, nine-foot ceilings, and large windows fill the home with natural light, while the open layout creates a seamless flow between spaces. The kitchen is truly the heart of the home, featuring a large granite island, stainless steel appliances—including a double oven with warming drawer—sleek two-toned cabinetry, and a stylish herringbone backsplash. It opens effortlessly to the dining and living areas, making it perfect for both family gatherings and entertaining guests. The electric fireplace, with multiple lighting options, adds a touch of warmth and ambience for cozy winter evenings. A well-placed pantry and powder room complete the main level with functionality and ease. Upstairs, the spacious primary suite is a true retreat, featuring his-and-hers separate walk-in closets and a private ensuite with a glass-enclosed shower. Two additional bedrooms and a full main bathroom provide plenty of room for family or guests, while the conveniently located upstairs laundry area makes daily chores effortless. The fully developed basement adds even more living space, offering a comfortable recreation area and an ideal home office setup. A built-in wine cooler and dry bar create a perfect spot for entertaining, while the organized storage room with custom shelving ensures everything has its place. Step outside to the

low-maintenance, south-facing backyard—your private oasis complete with a large deck, ideal for relaxing or hosting summer barbecues. The double detached garage is insulated, drywalled, and equipped with storage shelving and workbench space, providing excellent functionality. Additional features include a water softener, gas line BBQ hook-up, Vacu-flo system, abundant storage, room-darkening window coverings upstairs, and central air conditioning for year-round comfort. Legacy is a thoughtfully designed community known for its scenic pathways, green spaces, playgrounds, and welcoming atmosphere. Families will love being just blocks away from the brand-new Legacy K–9 school, scheduled to open in 2026, as well as being close to nearby shops, restaurants, and everyday conveniences. Stylish, functional, and truly move-in ready, 1362 Legacy Circle SE offers everything you’ve been searching for in a home. Don’t miss your chance to make it yours—call today for your private showing!