



GRASSROOTS
REALTY GROUP

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45 Legacy Gate SE
Calgary, Alberta

MLS # A2269408



\$524,900

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,497 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

Welcome to this one-of-a-kind duplex located on one of the best streets in the community! From the moment you arrive, the charming curb appeal hints at the thoughtful attention to detail and endless upgrades that await within. Step inside and be greeted by beautiful hardwood floors that welcome you into the inviting living room featuring custom built-ins/ speakers, a spacious dining area, and a stunning chef's kitchen. This kitchen is a dream, featuring upgraded cabinetry, sleek quartz countertops, upgraded appliances (including a gas range), and a convenient, oversized breakfast bar—the perfect space for entertaining. The main level is completed with a spacious mudroom and a convenient 2-piece bathroom. Ascend the oversized staircase to discover the serene second level. The intimate primary suite awaits, a true retreat complete with built-in speakers, a generous ensuite bathroom, and a desirable walk-in closet. Two additional bedrooms, a 4-piece bathroom, and upper-level laundry complete this floor, ensuring convenience for the whole family. Finally, the unspoiled basement, featuring desirable 9-foot ceilings, is ready for your personal vision to create the perfect expanded space for your family's needs. Outside, you'll love the private, oversized west-facing backyard, which has been professionally landscaped and features a large deck with a BBQ gas line and patio, making it an ideal setting for outdoor entertaining and relaxation. For the car enthusiast or those needing extra space, the paved back lane, oversized garage (23.5' x 23.5'), and storage shed provide everything you'll need. This home has been extremely well cared for and truly is a must-see! Be sure to view the 3D virtual tour for a better look