



**GRASSROOTS**  
REALTY GROUP

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**381 Legacy Boulevard SE**  
**Calgary, Alberta**

**MLS # A2272196**



**\$524,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,445 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan		

<b>Inclusions:</b>	N/A
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This bright and inviting corner-unit townhome blends style, function, and location. With an east-facing front and a sunny west-facing backyard, it captures natural light throughout the day and sits just steps from beautiful green space. The main level offers a spacious living and dining area with a seamless open layout, and a kitchen that shines with granite countertops, abundant cabinetry, stainless steel appliances, and the bonus of several brand-new upgrades &mdash; including a refrigerator, microwave, and dishwasher. A new washing machine adds even more convenience to the home. Upstairs, the primary suite is a comfortable retreat with double closets and a 4-piece ensuite. Two additional bedrooms and another full bath complete this level &mdash; and one of the secondary bedrooms even features its own walk-in closet, a rare and welcome bonus for family or guests. The basement extends the living space with 514 sq ft of development, featuring a large family room, a flexible office or den, and plenty of storage. Outside, enjoy a fully fenced backyard with a deck and garden space. With no condo fees and a prime location close to schools, shopping, playgrounds, and Legacy's extensive network of walking trails, this home is the perfect mix of comfort and convenience. Don't miss your chance to make it yours!