



**GRASSROOTS**  
REALTY GROUP

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**76 Legacy Circle SE**  
**Calgary, Alberta**

**MLS # A2272251**



**\$980,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,519 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

**Heating:** Central, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Shed, Bar Microwave, Storage room racking, outside lower level patio furniture and storage bin

**BEAUTIFULLY CURATED | RARE WALK OUT BUNGALOW | POND LOCATION | 3000+ SQ. FT. OF LUXURY LIVING ALL UNDER \$1 MILLION** Immaculately maintained and thoughtfully designed, this custom-built Morrison Home is one of the most desirable pond bungalows in the highly sought-after community of Legacy. Perfectly situated on picturesque Legacy Circle—where pride of ownership shines—this fully finished home offers over 3000+ sq. ft. of refined living space. Step inside and be impressed by 10-foot ceilings and oversized windows with Vista Solar Film, which flood the home with natural east-facing morning light. The heart of the home is the chef's kitchen, featuring timeless maple shaker-style cabinetry, oversized central island with undermount granite sink and flush eating bar, white quartz countertops, a gas cooktop, a built-in wall oven, a pantry, and sleek stainless-steel appliances. The kitchen flows into the large dining area, opening to the grand living room with soaring ceilings, a gas fireplace, patio doors to the upper deck and expansive views of the pond and natural areas. Gleaming hardwood floors and a staircase with wood railing add a sense of elegance and warmth throughout. The spacious primary suite offers 10' ceilings, a walk-in closet with California Closet built-ins, and a spa-inspired ensuite with a stand-alone soaker tub, separate oversized tile shower with 10 mil glass doors and dual vanities. The main floor den/office is featured at the front entry with views to the west. The fully developed walkout lower level features two additional bedrooms, a recreation room with a wet bar, a full bath, and an oversized utility/storage room, a tankless water heater—all perfect for family living and entertaining. Step outside to your very own private oasis with an upper BBQ deck, a lower concrete patio pavers, a

custom shed, a large grassy area, and mature landscaping with trees that offer beauty and privacy. The east-facing backyard is designed for relaxation and entertaining. Additional highlights include: • Stone and stucco exterior with elegant curb appeal • Upper deck for morning coffee moments • Resort-style outdoor living spaces • Double attached front garage with epoxy finished floors This is a rare offering in an outstanding family community—luxury, lifestyle, and location all in one. Check & compare—this one is a must-see! Call your friendly REALTOR® today to book a private viewing.