



**GRASSROOTS**  
REALTY GROUP

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**12 Legacy Main Street SE**  
**Calgary, Alberta**

**MLS # A2274477**



**\$555,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,430 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

Welcome to this Legacy home with NO CONDO FEES, located directly across from a park, walking paths, and a playground&mdash;offering views of the fountain pond. This lovely property shows well and has an open-concept layout with high end finishes, including durable laminate flooring and stone countertops in both the kitchen and bathrooms. The main floor boasts a bright south-facing living area with pond views, raised ceilings, a convenient powder room, and direct access to the fully fenced backyard complete with a concrete patio and an oversized double garage (25' x 22'). The stylish and open plan kitchen offers abundant cabinetry, full-height cabinets, upgraded stainless steel appliances(gas stove) and a beautiful tile backsplash. Upstairs, the primary bedroom features a walk-in closet and a 3-piece ensuite. Two additional generous bedrooms, a full bathroom, and an upper-level laundry room complete this floor. The fully developed basement, completed by the builder, includes a fourth bedroom, another full bathroom, and a spacious rec/family room&mdash;perfect for guests or additional living space. Additional highlights include central air conditioning, a Kinetico water system, BBQ gas line, and a large lot.