



GRASSROOTS
REALTY GROUP

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51 Legacy Close SE
Calgary, Alberta

MLS # A2278118



\$539,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,483 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Parking Pad, RV Access/Parking, RV Gated, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

FRESHLY PAINTED AND NEW CARPET UPSTAIRS! Here's your opportunity to own a charming, move-in-ready home with incredible value in a growing community! Welcome to this beautiful 2 storey home with 1483 SQ FT of functional living space & located in the desirable community of Legacy! From the moment you arrive, you will appreciate the beautiful curb appeal, single attached garage with driveway, perfect for first time buyers, young families, or savvy investors. The open-concept main floor features durable laminate flooring, perfect for kids, pets, and everyday living. The kitchen is the heart of the home, offering stainless steel appliances, a large island with plenty of prep space, a pantry, and an open flow to the dining area that easily accommodates a full-sized table and the cozy living room offers lovely views of your sunny west facing backyard. The backyard is an extension of the kitchen & offers a BBQ deck, a large stone patio, perfect for summer BBQs, outdoor dining, or watching the kids and pups play in the fully landscaped and fenced/private yard. The top floor offers a spacious master bedroom with a large closet & a 3piece ensuite (stand-up shower) Completing the upper floor are two additional bedrooms, a 4piece bathroom & laundry set. The property also offers an unfinished basement, waiting for your special touches, attached single car garage with parking pad + RV/Trailer parking. This property is ideally located close to all major amenities including shopping, schools, transit, walking paths & major roadways. A fantastic opportunity to own a bright, functional, and well cared for home in a welcoming neighborhood!