



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**416 Legacy Circle SE**  
**Calgary, Alberta**

**MLS # A2278504**



**\$709,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                 |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,070 sq.ft.           | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Kitchen Island  |                   |     |

**Inclusions:** N/A

Look no further than 416 Legacy Circle &ndash; a stunning Trico Homes Show Home nestled in the highly sought-after community of Legacy. Step inside to experience a thoughtfully designed open-concept layout, featuring a spacious great room that seamlessly connects to the gourmet kitchen and bright dining area &ndash; ideal for hosting family and friends. Upstairs, you'll find a generous bonus room, two well-sized secondary bedrooms, and a luxurious owner's bedroom complete with an upgraded ensuite designed for comfort and relaxation. If you are looking for a home that truly impresses, 416 Legacy Circle delivers unmatched value and style. Photos are representative.