



**GRASSROOTS**  
REALTY GROUP

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**12 Legacy Gate SE**  
**Calgary, Alberta**

**MLS # A2279995**



**\$574,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,669 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** NA

Stylish 3-Bedroom Duplex in the Sought-After Community of Legacy Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom duplex located in the desirable community of Legacy. This home offers modern finishes, functional design, and plenty of space for your family to enjoy. The main floor features a bright open-concept layout with hardwood flooring, a cozy gas fireplace, and a spacious living and dining area perfect for entertaining. The sleek kitchen showcases quartz countertops, stainless steel appliances, and a convenient pantry for extra storage. A mudroom with a large walk-in closet adds everyday practicality and style. Upstairs, the primary bedroom impresses with a walk-in closet and a private ensuite featuring a stand-up shower. Two additional bedrooms, a full four-piece bathroom, and a dedicated laundry room (currently roughed in and ready to be reinstalled upstairs) complete the upper level. The undeveloped basement is ready for your personal touch—ideal for creating additional living space to suit your needs. Outside, enjoy the double detached garage with a Hardie board exterior, offering both durability and curb appeal. The garage has an 8 foot tall double door and the walls are 9 feet tall for added storage! Located close to parks, pathways, schools, and shopping, this home offers the perfect blend of comfort, convenience, and community living. Key Features: 3 Bedrooms | 2.5 Bathrooms Double Detached Garage (Hardie Board Exterior) Hardwood Flooring on Main Quartz Countertops & Stainless Steel Appliances Open Concept with Fireplace Pantry & Mudroom with Large Walk-In Closet Primary Bedroom with Walk-In Closet & Ensuite Upper Floor Laundry Room (Rough-In Ready) Undeveloped Basement & Ready for Your Personal Touch Family-Friendly Location in Legacy

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