



GRASSROOTS
REALTY GROUP

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

317 Legacy Boulevard SE
Calgary, Alberta

MLS # A2283469



\$525,000

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,473 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Rear Drive		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Hot Tub

NO CONDO FEES | FULLY FINISHED | DOUBLE DETACHED GARAGE | 4 BEDROOMS | 3.5 BATHROOMS This fully developed home offers over 1,890 sq ft of thoughtfully designed living space, blending comfort, functionality & lifestyle. From the moment you arrive, it's clear this is not your average townhome. The main floor features a bright, open-concept layout that seamlessly connects the family room, dining area & kitchen, highlighted by a modern feature wall with fireplace. The kitchen boasts quartz counters, new stainless appliances, a large pantry & a built-in wine/coffee bar buffet, making it ideal for both everyday living & entertaining. The warmth & flow of this space make it instantly feel like home. Upstairs, you'll find three bedrooms, including a spacious primary with a full ensuite bathroom. The fully finished lower level offers a welcoming family room with a second modern feature wall & fireplace, perfect for movie nights or entertaining. This level also includes a fourth bedroom & a full 4-piece bathroom, providing excellent flexibility for guests, teens or a home office. A laundry room with new washer & dryer complete this floor. Start your mornings on the front deck overlooking a green space, offering privacy with no neighbours directly across. Then enjoy warm summer afternoons & evenings on the WEST facing private deck & lower grassy area, all within a fully fenced & landscaped backyard that's ideal for pets, gardening or relaxing. A double detached garage plus ample street parking complete the package. This home is ideally located with bus stops just steps away, a short drive to the LRT, approximately 30 mins to downtown & quick access to Stoney Trail for easy commuting around the city or out to the mountains. The High School is within walking distance with a new K	 school opening soon. Located in Legacy, one of

Calgary's best-planned south communities, residents enjoy walking access to scenic parks, two ponds, interconnected pathways, shops & restaurants. The neighbourhood is known for its strong sense of community, access to over 300 acres of environmental reserve, 12 playgrounds & four shopping hubs, including Legacy Township. In winter, Legacy comes alive with over one million Christmas lights, creating a truly magical atmosphere. This home is ideally suited for families & professionals seeking a low-maintenance lifestyle with excellent amenities, green space & everyday convenience.