



1217 Legacy Circle SE
Calgary, Alberta

MLS # A2289907



\$549,900

Division:	Legacy		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,301 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R-2M

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home

Inclusions: N/A

Welcome to this beautifully upgraded townhome WITH NO CONDO FEES in a highly sought community of Legacy, offering exceptional curb appeal and extra outdoor space thanks to its premium corner lot location. Step inside and you will immediately notice the abundance of windows that flood the home with natural light, creating a bright, sunny, and welcoming atmosphere. With 6 windows on multiple exposures, this corner unit enjoys an exceptional amount of delight all day long. The main level features 9-foot ceilings, contemporary finishes, and a bright open-concept layout designed for a modern living. The kitchen is positioned at the back of the home overlooking the backyard through large picture window. Showcasing upgraded white cabinetry, quartz countertops, a spacious island, undermount sink, stainless steel appliances, and upgraded lighting this space is both elegant and functional- perfect for everyday living and entertaining. Luxury Vinyl Planks flooring enhances the main level, while plush carpeting adds comfort upstairs. The second floor offers three bedrooms, including a spacious primary retreat with a private ensuite and walking closet. Two additional generously sized bedrooms, a full 4 pcs bathroom, and a convenient study nook complete the upper level. The fully finished lower level expands your living space with a large family room, an additional bedroom, and a full 4 pc bath- ideal for guests, teenagers or extended family. Extra Cat5 wiring in the basement and bedroom upstairs, smart door locks (Front, Back and garage). Outside, the corner lot provides an extra yard space and an expanded deck area, creating a wonderful setting for relaxing or entertaining. The double detached garage with wooden work bench and wall shelving units complete this exceptional home. Locate within walking distance to new Legacy school K-9, shopping,

amenities and surrounded by extensive green spaces and scenic pathways- this home offers the perfect blend of comfort, style and community living.