



**54 Legacy Close SE
Calgary, Alberta**

MLS # A2294177



\$629,888

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|------------------|---|---------------|-------------------|
| Division: | Legacy | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,524 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Driveway, Front Drive, Garage Door Opener, Insulated, On Street | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Lawn, Level, Rectangular Lot, Zero Lot L | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome home to Legacy — where refined comfort meets everyday functionality in this fully finished 4-bedroom, 3.5-bath home, quietly tucked into a unique cul-de-sac and perfectly positioned across from a serene green space, offering both privacy and a picturesque setting. Step inside to a freshly painted interior, where rich hardwood flooring and a thoughtfully designed open-concept layout immediately set the tone. The kitchen is truly the heart of the home—appointed with granite countertops, stainless steel appliances including a newer refrigerator and microwave hood fan, a gas line behind the stove, ample cabinetry including pantry, and a generous central island with breakfast seating, ideal for hosting and gathering. The adjoining dining area flows seamlessly into a bright, inviting living room, where large windows allow natural light to pour in, creating a warm and welcoming atmosphere throughout this entertaining area. A large mudroom off of the garage entrance and a 2pc bathroom finish the main level. Upstairs, the well-executed floor plan offers a private primary retreat complete with a large walk-in closet and a 4-piece ensuite featuring dual sinks. Two additional bedrooms are positioned on the opposite side for added privacy, complemented by a full 4-piece bath and the convenience of upper-level laundry. The fully finished basement extends your living space with a huge fourth bedroom, an additional full 4-piece bathroom, and a versatile recreation area—perfectly suited for a home gym, office, media room or kids’ playroom. Outside, the fully fenced backyard backs onto a laneway and features a concrete parking pad with gate access—ideal for RV parking or accommodating an extra vehicle—while still offering ample yard space to enjoy. The deck has a gas line, ready for the professional BBQ griller in the

family to take over and create their culinary masterpiece! A single attached garage with additional driveway parking completes the package. All of this and a fully finished, move-in-ready home walking distance from new schools, shopping, scenic pathways, ponds, parks, and major routes. A rare opportunity to secure a turnkey property in one of Legacy's most desirable and peaceful enclaves. Don't miss your chance to view this beautiful home, book your private showing today!!