



**47 Legacy Circle SE
Calgary, Alberta**

MLS # A2136357



\$895,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,506 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: All window coverings, mailbox key

This stunning Trico built home has a ton of upgrades, VAULTED ceilings with real wood beams and backs onto GREENSPACE with a view of Legacy Small Pond. The main floor will impress! The front entrance features tiled entry with banquette with storage. The main living area is gorgeous with HUGE vaulted ceilings with skylight, wood beams & HARDWOOD FLOORS while the living room features gorgeous NATURAL GAS fireplace with STONE & mantle surround. The gourmet kitchen boasts GRANITE countertops, large island with breakfast bar, MAPLE cabinets, TILE backsplash & stainless steel appliances. The dining room is substantial enough for a large dining table and it also walks out to a large deck in the west backyard that overlooks a huge GREENSPACE as well as a view of the pond. The gorgeous master suite on the main floor is large with walk-in closet and also overlooks the greenspace. It features a 5 piece ensuite with DOUBLE VANITY with GRANITE countertops, TILE floor, MAPLE cupboards, soaker tub and lovely shower with TILE surround. Upstairs you will find a massive BONUS ROOM with exposed wood beams, NATURAL GAS fireplace with tile surround. The 2 upstairs bedrooms are quite large and share a 4 piece bath as well as a laundry room. BONUSSES include: large mud room, fully fenced & landscaped, BBQ gas hookup, lovely west backyard with stunning views, custom blinds, upgraded lighting, insulated and drywalled double garage, custom built-ins throughout & 9' ceilings in basement. This home is amazing and so is Legacy. The HOA fee of \$60 per year includes maintenance of amenities & land, skating rink, community gardens, Christmas Lights, Stampede Breakfast, entry monuments, clock tower, traffic circles, upgraded landscaping in certain medians and boulevards and the fountains in the ponds. The

neighbourhoods features shopping, dining & lots of amenities.