



**222 Legacy Common SE
Calgary, Alberta**

MLS # A2140746



\$524,900

Division:	Legacy		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,373 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Upstairs recliner couch

**** Back on market due to no deposit****Welcome to this absolutely stunning end-unit townhome located in the picturesque and highly sought-after community of Legacy. This home, boasting 1,300 square feet of meticulously maintained living space that is a true gem that offers comfort, style, and an array of modern amenities. As you enter, you are immediately greeted by the bright and open living area, which sets the tone for the rest of the home. The immaculate condition of this townhome is evident throughout, with attention to detail and quality finishes that will impress even the most discerning buyer. The kitchen is a chef's dream, featuring a GAS RANGE, STAINLESS STEEL appliances, GRANITE COUNTERS and ample counter space for all your culinary creations. The open concept layout seamlessly connects the kitchen to the dining area and living room, making it ideal for entertaining and family gatherings. The upper level is home to two spacious bedrooms, each offering plenty of natural light and generous closet space. The PRIMARY bedroom is a peaceful retreat, perfect for unwinding after a long day. Adjacent to the bedrooms is a versatile bonus room, complete with theatre seating,(INCLUDED IN SALE) creating a perfect space for movie nights or a cozy reading nook. The Undeveloped basement just needs your vision, offering a flexible area that can be used as a home office, gym, or guest suite. It includes a basement fridge for extra convenience and a 3-piece rough-in, providing the potential for an additional bathroom. One of the standout features of this home is its location within the community of Legacy. Known for its amazing walking paths, community water features, and serene wetlands, Legacy offers a tranquil and scenic setting that is perfect for outdoor enthusiasts and nature lovers. Whether you enjoy a morning jog around the water or a leisurely evening

stroll through the picturesque trails, this community has something for everyone. Additional upgrades in this home include a water softener, Nest Thermostat. Schedule a viewing today and experience the charm and elegance of this remarkable property for yourself!