



**328 legacy Circle SE**  
**Calgary, Alberta**

**MLS # A2144164**



**\$885,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,367 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Siding	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

**Inclusions:** N/A

#FORMER SHOWHOME# 90k UPGRADE #4 BEDROOM# OFFICE# FRONT ATTACH DOUBLE GARAGE# DECK# BONUS ROOM# EXECUTIVE KITCHEN # AIR CONDITIONING# Welcome to your dream home! This property exudes elegance with its 9' knockdown ceilings, creating a spacious feel. The kitchen is a chef's delight, equipped with a chimney hood fan, built-in microwave, and a range gas line. Modern conveniences like a waterline to the fridge enhance everyday living. The main floor offers an office. Stay cozy by the electric fireplace framed with a paint grade mantel. The paint grade railings with iron spindles add a touch of sophistication. The kitchen showcases quartz countertops, undermount sinks, and high-end appliances. The master bedroom is a sanctuary, featuring a 5-piece ensuite with dual sinks, soaker tub, and a shower. Don't miss your chance to own this blend of modern luxury and thoughtful design &ndash; your perfect home awaits!