



GRASSROOTS
REALTY GROUP

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60 Legacy Crescent SE
Calgary, Alberta

MLS # A2199217



\$619,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,747 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Asphalt, Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Rectangular Lot, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	None		

This spacious 3 bed, 2.5 bath home comes with an oversized detached garage and is located in the highly sought-after community of Legacy. This home boasts an open-concept floor plan with luxury hardwood flooring, high ceilings and large windows running through-out. The kitchen is a chefs delight with upgraded S/S appliances, custom cabinets plus a huge center island that overlooks the separate dining area and large living room. Completing the main level is a 2pc bath and mudroom off the rear entrance. Upstairs you will find an oversized master bedroom with a 4pc ensuite, heated floors, separate shower/soaker tub and a walk-thru closet. Two additional bedrooms, a 4pc bath and laundry area complete the upper level. The basement offers high ceilings, large windows and bathroom rough-in for future development. Additional bonuses include: New Hot Water Tank (June 2025), Water Softener (1yr old) plus a fully landscaped yard with a huge front porch, large back deck and firepit area. Located close to schools, parks, major shopping, City transit, walking/bike paths and easy access to main roadways.