



GRASSROOTS
REALTY GROUP

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228 Legacy Boulevard SE
Calgary, Alberta

MLS # A2206191



\$999,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,470 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Dry Bar, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)

Inclusions: elevator

NEW PRICE!!! This home is absolutely jaw-dropping! It effortlessly combines style, functionality, and ultimate comfort in a way that feels almost magical. Positioned in a truly unbeatable location, it backs onto a peaceful pond with a beautiful water fountain and boasts a playground just steps away—offering the perfect mix of tranquility and family-friendly fun. The moment you walk in, you’re greeted by a grand foyer with soaring 9-foot ceilings that leads into the expansive great room. The kitchen? A chef’s dream come true—sleek granite countertops, an enormous island that seats four comfortably, and a ton of space to bring your culinary creations to life. The living area is bathed in natural light from the large windows, spilling out to a raised deck with breathtaking views of the pond. Imagine sipping your morning coffee or watching the sunset from your private oasis. This home is built for unforgettable moments—whether you’re curling up by the gorgeous fireplace indoors or hosting friends and family on the deck or in the garden patio below. And then there’s the elevator—how cool is that? It offers the ultimate convenience. The upstairs bonus room and the oversized master suite with its spa-like ensuite? Pure luxury. The finished walk-out basement adds even more space for relaxation, fun, or entertaining guests, making this the perfect spot for a growing family. With amazing perks like underground sprinklers, built-in speakers, central air, a dedicated coffee bar, tons of storage, beautiful curb appeal, and low-maintenance landscaping, this home isn’t just easy to live in—it’s a dream. Seriously, it’s a rare find in a location that can’t be beat. Don’t miss the chance to make this stunning home yours! **OPEN HOUSE CANCELLED!!!**

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