



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**520 Legacy Circle SE**  
**Calgary, Alberta**

**MLS # A2207564**



**\$690,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,683 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn, Private		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

PRICE REDUCED FOR A QUICK SALE ! Welcome to this carefully crafted and beautifully designed Detached Laned home in the Legacy community. This perfect, ready-to-move-in home is suitable for first-time buyers and investors who are in search of a thriving and beautiful community like that of Legacy. The home boasts of a 9 ft ceiling with a knock-down ceiling texturing, bright and huge windows in the living area as well as the open concept living of the dining area and kitchen. The kitchen has got a very good appeal with its quartz countertops, stylish cabinets and handles, a pantry area, and lastly a 2-piece half bath all on the main floor of this home. The stairs lead upstairs to a bright cozy bonus room that is ideal for a second living room on this floor. There is a gorgeous primary bedroom with a 3-piece bathroom alongside a walk-in closet. There are other two bedrooms with a full 3-piece bathroom to go with. There is a large laundry room with enough wired shelving for other storage needs. Ther are two-sized bedrooms in the lower basement of this home with its furnace, laundry, and appliances. Yes! It is a LEGAL SUITE. It's an added help with paying your mortgage on this home. Convenience was part of the planning when building this home; each unit has its separate meter, making it easy for the basement to sort their energy usage. It has a dedicated entrance and parking space for the Basement Suite. Legacy is a vibrant community with schools, shopping malls, and bus routes very close by. Book a showing with your friendly realtor.