



## 31 Legacy Pass Calgary Alberta

\$659,999

Welcome to this brand-new home in the vibrant, up-and-coming community of Legacy. With 1,513 square feet of modern living space, this home offers a perfect balance of style and function. With a fully developed 1-bedroom legal basement suite, this house is a great residential or investment property. The main floor features a spacious kitchen with a large island and stainless-steel appliances, ideal for both cooking and entertaining. The open-concept layout seamlessly connects the kitchen, living, and dining areas, creating a bright and inviting space. Upstairs, you'll find a generous bonus room--perfect for a home theater, playroom, or office, the primary bedroom with a 3pc ensuite bathroom and a walk-in closet. Upstairs also has 2 other sizable bedrooms. The property also includes a legal 1-bedroom basement suite, providing great potential for rental income or extra living space for family or guests. Available for immediate possession, this home is ready to move in and offers a great opportunity to become part of the growing Legacy community. (id:6769)

4pc Bathroom 7.00 Ft x 8.25 Ft

Bedroom 9.25 Ft x 11.42 Ft

Kitchen 4.67 Ft x 13.33 Ft

Recreational, Games room 11.00 Ft x 15.33 Ft

Furnace 7.58 Ft x 9.42 Ft

2pc Bathroom 5.00 Ft x 4.67 Ft

Dining room 12.83 Ft x 10.75 Ft

Kitchen 11.08 Ft x 14.50 Ft

Living room 11.92 Ft x 15.92 Ft

3pc Bathroom 4.92 Ft x 7.92 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Bedroom 8.25 Ft x 9.92 Ft

Bedroom 9.33 Ft x 9.83 Ft

Family room 12.33 Ft x 21.92 Ft

Primary Bedroom 11.58 Ft x 12.92 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX**  
**RE/MAX REAL ESTATE**  
**(CENTRAL)**

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