



## 1281 Legacy Circle Calgary Alberta

\$574,900

NO CONDO FEES! Discover this chic, 4-bedroom, 3.5-bathroom townhome in the highly desirable Legacy community. Blending elegance with practicality, the kitchen features white cabinets, quartz countertops, stainless steel appliances, gas range, and a central island for entertaining. An elegantly designed living room featuring refined wallpaper and tasteful fixtures, creates a warm and inviting space to visit with family and friends. The vinyl plank flooring and open-concept layout enhance the modern aesthetic while also making cleaning a breeze. Upstairs, there are three bedrooms with ample closet space. The primary suite comes complete with a walk in closet and 3-pc ensuite bathroom. The fully finished lower level adds even more versatility, with a large rec room, fourth bedroom, and full bath. Outside is a fully fenced-in backyard, and a deck that connects seamlessly from the BBQ area to a double detached garage. Living in Legacy has everything that you need, including schools, playgrounds, scenic walking trails, and shopping nearby. Plus, you are just minutes to the Shawnessy LRT, YMCA, and only 10 minutes to the beautiful Fish Creek Park. Seize this incredible opportunity to make Legacy community your home—schedule your showing today! (id:6769)

Bedroom 13.75 Ft x 9.83 Ft  
Recreational, Games room 14.75 Ft x 10.75 Ft  
3pc Bathroom 8.58 Ft x 4.92 Ft  
Furnace 9.33 Ft x 8.25 Ft  
Living room 12.42 Ft x 11.83 Ft  
Kitchen 14.67 Ft x 11.17 Ft  
Dining room 11.33 Ft x 8.17 Ft

2pc Bathroom 5.17 Ft x 4.75 Ft  
Primary Bedroom 11.25 Ft x 10.92 Ft  
Other 7.83 Ft x 4.58 Ft  
3pc Bathroom 10.92 Ft x 4.92 Ft  
Bedroom 8.67 Ft x 7.83 Ft  
Bedroom 8.92 Ft x 8.50 Ft  
4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



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