



# 1469 Legacy Circle Calgary Alberta

\$579,900

WELCOME HOME to this IMMACULATE 2 Storey Semi-Detached; with Over 1483 ft<sup>2</sup> of Living Space! Located in the Much Sought After community of Legacy! This Shows 10/10, Featuring 3 Bedrooms, 2.5 Bathrooms, CENTRAL A/C, DOUBLE DETACHED GARAGE and is Fully Landscaped. The Foyer leads into the Living room, Dining Room and Kitchen that has Upgraded SS Appliances, GAS RANGE, GRANITE Counter Tops, Tiled Backsplash, Garburator, Refrigerator w/Water, Dark Cabinets w/Under-Mount Lighting. The 2 pc Bath + 6'6" x 4'2" Mud Room completes the Main Floor. The Upper Floor has 3 LARGE Bedrooms each w/Walk-In Closets, incl/Primary Bedroom w/3 pc En-Suite (Walk-in Shower/Comfort Height Counters/Double Shower Heads), Laundry Room & 4 pc Bath. Bonus Extras & Features include: Nest Thermostat, plugs for speakers above Kitchen cupboards, EUFY VIDEO Doorbell, Bosch Dishwasher and New Wall Mounted TV in the Living Room. Downstairs you will find an excellent sized unfinished basement unspoiled and ready for your imagination. Future 4th Bedroom, Rough-In Bathroom, Furnace/Utility Room + 13'1 X 12'3" Recreation Room. The Backyard has a Massive 11' x 14' Deck with GAS LINE Perfect for Gatherings & BBQ's The LEGACY Community has NEIGHBOR DAY (Outdoor Market, Food Vendors, Live DJ, Bouncy Castle, Games, Prizes), Story Time in the Park, Outdoor Skating Rinks for Hockey + Leisure, Christmas Light Parade. Scenic Pathways, Serene Ponds. Green Spaces + along the ridge of the vast 300-ACRE ENVIRONMENTAL RESERVE which provides YEAR-ROUND Recreation Opportunities for residents. Mins away from Shopping Amenities incl/Sobeys, Cobs, Starbucks, Gyms & More! (id:6769)

Bedroom 9.58 Ft x 10.17 Ft  
 Other 4.67 Ft x 3.92 Ft  
 Laundry room 6.83 Ft x 3.42 Ft  
 Primary Bedroom 12.00 Ft x 13.08 Ft  
 4pc Bathroom 6.50 Ft x 7.75 Ft  
 Other 4.67 Ft x 3.92 Ft  
 Bedroom 8.83 Ft x 10.83 Ft

Recreational, Games room 18.58 Ft x 10.33 Ft  
 Family room 18.58 Ft x 12.58 Ft  
 Furnace 13.25 Ft x 12.92 Ft  
 Recreational, Games room 18.58 Ft x 10.33 Ft  
 Dining room 15.17 Ft x 9.75 Ft  
 Kitchen 11.83 Ft x 11.00 Ft  
 Pantry .92 Ft x 3.92 Ft

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Listing Presented By:



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4pc Bathroom 9.58 Ft x 4.92 Ft

Other 6.50 Ft x 4.92 Ft

Furnace 13.25 Ft x 12.92 Ft

Other 6.50 Ft x 6.58 Ft

2pc Bathroom 4.75 Ft x 5.00 Ft