



# 288 Legacy Circle Calgary Alberta

\$669,900

EVER DREAM OF OWNING A SHOWHOME? - This is your chance! Located in the lively and growing community of Legacy, this Homes by Avi two-story side-by-side duplex offers 1,909 square feet of thoughtfully designed living space. A perfect opportunity for first-time homebuyers or those looking to downsize without compromising on quality and comfort. Step inside to 9' main floor ceilings and an inviting open concept plan that combines the living room, kitchen, and dining nook. This fluid layout is ideal for hosting friends and family, or enjoying quiet nights in. The kitchen is equipped with stainless steel appliances, stylish light fixtures, and elegant quartz countertops. A convenient 2-piece bathroom on the main floor adds to the ease of hosting and everyday living. Enjoy making memories outdoors with a rear deck off the back entry, perfect for barbecues, and a cozy front porch that enhances the home's welcoming feel. The rear detached two-car garage provides ample parking and storage, giving you peace of mind. Upstairs, you'll find everything you need for a comfortable life. The master bedroom serves as a private retreat with a walk-in closet and a 3-piece ensuite. Two additional bedrooms and a 3-piece main bath provide space for a growing family, guests, or even a home office. This floor also includes a dedicated laundry room with stacked machines, making chores more convenient. 9' foundation walls create a spacious and open atmosphere for the fully finished basement to expand your living area. This lower level features an additional bedroom with a walk-in closet, a 3-piece bathroom, and a rec room perfect for relaxing or entertaining. With a separate entrance, the basement also offers flexible living arrangements. Ready for your future, this home includes gas lines for a potential gas stove and BBQ, making cooking and entertaining a breeze. High-quality finishes,...

Bedroom 10.00 Ft x 8.33 Ft

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Laundry room Measurements not available

3pc Bathroom Measurements not available

Primary Bedroom 16.00 Ft x 11.67 Ft

Other Measurements not available

Other Measurements not available

3pc Bathroom Measurements not available

Recreational, Games room 12.50 Ft x 16.00 Ft

Living room 13.00 Ft x 12.00 Ft

Kitchen 13.67 Ft x 13.00 Ft

Pantry Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR Realty



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**3pc Bathroom** Measurements not available

**Other** 10.00 Ft x 11.17 Ft

**Bedroom** 9.50 Ft x 9.33 Ft

**2pc Bathroom** Measurements not available