



1217 Legacy Circle Calgary Alberta

\$549,900

Welcome to this beautifully upgraded townhome WITH NO CONDO FEES in a highly sought community of Legacy, offering exceptional curb appeal and extra outdoor space thanks to its premium corner lot location. Step inside and you will immediately notice the abundance of windows that flood the home with natural light, creating a bright, sunny, and welcoming atmosphere. With 6 windows on multiple exposures, this corner unit enjoys an exceptional amount of delight all day long. The main level features 9-foot ceilings, contemporary finishes, and a bright open-concept layout designed for a modern living. The kitchen is positioned at the back of the home overlooking the backyard through large picture window. Showcasing upgraded white cabinetry, quartz countertops, a spacious island, undermount sink, stainless steel appliances, and upgraded lighting this space is both elegant and functional- perfect for everyday living and entertaining. Luxury Vinyl Planks flooring enhances the main level, while plush carpeting adds comfort upstairs. The second floor offers three bedrooms, including a spacious primary retreat with a private ensuite and walking closet. Two additional generously sized bedrooms, a full 4 pcs bathroom, and a convenient study nook complete the upper level. The fully finished lower level expands your living space with a large family room, an additional bedroom, and a full 4 pc bath- ideal for guests, teenagers or extended family. Extra Cat5 wiring in the basement and bedroom upstairs, smart door locks (Front, Back and garage). Outside, the corner lot provides an extra yard space and an expanded deck area, creating a wonderful setting for relaxing or entertaining. The double detached garage with wooden work bench and wall shelving units complete this exceptional home. Locate within walking distance to new Legacy school K-9, shopping, amenities and surrounded by ...

Family room 12.33 Ft x 10.33 Ft
 Bedroom 10.50 Ft x 10.33 Ft
 Furnace 13.00 Ft x 8.00 Ft
 Storage 13.00 Ft x 4.00 Ft
 4pc Bathroom 10.50 Ft x 4.92 Ft
 Kitchen 11.92 Ft x 10.92 Ft

2pc Bathroom 5.50 Ft x 4.08 Ft
 Foyer 5.92 Ft x 4.50 Ft
 Other 5.67 Ft x 3.17 Ft
 Primary Bedroom 11.25 Ft x 10.92 Ft
 4pc Bathroom 10.92 Ft x 4.92 Ft
 Bedroom 11.25 Ft x 8.50 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Pantry 2.42 Ft x 1.92 Ft

Living room 12.42 Ft x 11.92 Ft

Dining room 8.00 Ft x 8.00 Ft

Bedroom 8.58 Ft x 7.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Laundry room 4.67 Ft x 3.33 Ft