



# 1338 Legacy Circle Calgary Alberta

\$569,900

Welcome to Legacy, one of Calgary's most prestigious and rapidly growing communities, where stunning green spaces, ravines, and a sense of serenity await. This beautiful 3-bedroom, 2.5-bathroom duplex is the perfect blend of modern design, comfortable living and move-in ready home filled with opportunities to make it uniquely yours. As you step inside, you'll be greeted by an open-concept main floor bathed in natural light, with a spacious living area and a sleek kitchen that's perfect for both casual family dinners and entertaining friends. Upstairs, you'll find a thoughtfully designed floor plan with one master bedroom, featuring a spacious walk-in closet and a private attached bath for added luxury and convenience. In addition, there are two mid-sized bedrooms, perfect for family members or guests, which share a detached bathroom. The upper floor also includes a stacked washer/dryer providing practical and discreet laundry access. The unfinished basement, complete with rough-ins, provides endless possibilities for customization and your personal touch. Outdoor living is a delight in this home, featuring a large deck overlooking your private, lush green backyard--ideal for summer BBQs or unwinding after a long day. The front yard shines with a beautifully landscaped mulch garden filled with colorful flowers, adding to the home's curb appeal. The property is situated in a prime location with no houses directly in front--offering additional privacy and unobstructed views of the peaceful surroundings. The double detached garage and abundant street parking make it easy to host guests or accommodate additional vehicles. Living in Legacy means you'll be part of an exciting & evolving community with four amazing parks (and a fifth opening soon), perfect for families with young children. The neighborhood is a food lover's paradise with a variety of restaurants, and offers...

Living room 12.58 Ft x 11.58 Ft

Dining room 14.67 Ft x 13.67 Ft

Kitchen 11.67 Ft x 11.42 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.08 Ft x 11.58 Ft

Bedroom 11.50 Ft x 9.50 Ft

Bedroom 11.58 Ft x 8.50 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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MaxWell Capital Realty

**RE/MAX Realty Professionals**

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