



## 76 Legacy Circle Calgary Alberta

\$980,000

BEAUTIFULLY CURATED | RARE WALK OUT BUNGALOW | POND LOCATION | 3000+ SQ. FT. OF LUXURY LIVING ALL UNDER \$1 MILLION

Immaculately maintained and thoughtfully designed, this custom-built Morrison Home is one of the most desirable pond bungalows in the highly sought-after community of Legacy. Perfectly situated on picturesque Legacy Circle—where pride of ownership shines—this fully finished home offers over 3000+ sq. ft. of refined living space. Step inside and be impressed by 10-foot ceilings and oversized windows with Vista Solar Film, which flood the home with natural east-facing morning light. The heart of the home is the chef's kitchen, featuring timeless maple shaker-style cabinetry, oversized central island with undermount granite sink and flush eating bar, white quartz countertops, a gas cooktop, a built-in wall oven, a pantry, and sleek stainless-steel appliances. The kitchen flows into the large dining area, opening to the grand living room with soaring ceilings, a gas fireplace, patio doors to the upper deck and expansive views of the pond and natural areas. Gleaming hardwood floors and a staircase with wood railing add a sense of elegance and warmth throughout. The spacious primary suite offers 10' ceilings, a walk-in closet with California Closet built-ins, and a spa-inspired ensuite with a stand-alone soaker tub, separate oversized tile shower with 10 mil glass doors and dual vanities. The main floor den/office is featured at the front entry with views to the west. The fully developed walkout lower level features two additional bedrooms, a recreation room with a wet bar, a full bath, and an oversized utility/storage room, a tankless water heater—all perfect for family living and entertaining. Step outside to your very own private oasis with an upper BBQ deck, a lower concrete patio pavers, a custom shed, a large grassy area, and mature landscaping with t...

Family room 19.50 Ft x 17.42 Ft

Bedroom 12.08 Ft x 10.92 Ft

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Furnace 14.92 Ft x 12.58 Ft

Other 12.50 Ft x 3.00 Ft

4pc Bathroom Measurements not available

Dining room 14.50 Ft x 12.00 Ft

Primary Bedroom 13.67 Ft x 12.92 Ft

5pc Bathroom .00 Ft x .00 Ft

Foyer 8.00 Ft x 4.33 Ft

Other 8.75 Ft x 7.92 Ft

2pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



Originally Listed by:  
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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

Living room 17.67 Ft x 13.75 Ft

Den 11.42 Ft x 8.92 Ft

Kitchen 17.00 Ft x 9.00 Ft