



## 965 Legacy Circle Calgary Alberta

\$674,900

Welcome to "The Cascade", a brand new attached home built by Shane Homes! With a total of 4 homes available for purchase, this is the perfect opportunity for any investor looking to build their portfolio and generate solid income in the rental market. This outstanding home was developed to the finest standards and highest quality with a fully developed lower legal secondary suite - live up and rent down mortgage helper, nanny or in-law suite! Featuring over 2,116 sq. ft of living space on 3 levels. The front veranda, with park and mountain vista views is the perfect place to enjoy your morning coffee and leads through to the open and bright main floor plan with luxury vinyl plank flooring flowing effortlessly from the front foyer, large living/dining room area and to the spacious gourmet kitchen with top of the line Samsung stainless steel appliance package, quartz counters, custom tile backsplash and custom cabinetry. Large pantry space and 2 piece main bath, and mudroom area providing access to the backyard, deck & double detached garage. The upper level has been completed with a bonus/TV area, 3 bedrooms including the master suite with a large walk-in closet and 3 piece ensuite complete with custom tile flooring, quartz counter, custom cabinetry and oversized shower plus a private laundry area and 4 piece main bath with high quality finishings and soaker tub. The 591 sq. ft lower legal suite features a spacious kitchen with the same high quality finishings as the main including Whirlpool appliance package, living/dining area, bedroom with a large walk-in closet and 4 piece bath including a deep soaker tub plus a separate laundry area including a washer and dryer. Additional features include lighting packages from Carrington, Hardie Board exterior, double detached drywalled garage, front veranda, wired for smart home system. No expense was spared for the luxuriou...

Living room 14.50 Ft x 8.83 Ft

Kitchen 10.67 Ft x 10.33 Ft

Bedroom 11.67 Ft x 11.50 Ft

Laundry room 5.33 Ft x 3.67 Ft

Furnace 9.67 Ft x 7.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Dining room 13.17 Ft x 8.67 Ft

2pc Bathroom .00 Ft x .00 Ft

Bonus Room 15.00 Ft x 11.33 Ft

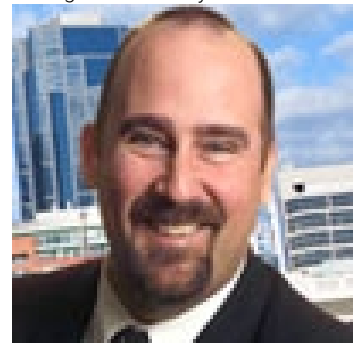
Primary Bedroom 12.17 Ft x 11.50 Ft

Bedroom 11.50 Ft x 9.17 Ft

Bedroom 10.17 Ft x 9.33 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

<http://www.gordonwross.com/>

**RE/MAX Realty Professionals**

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Foyer 6.83 Ft x 5.00 Ft

Living room 15.83 Ft x 13.00 Ft

Kitchen 12.83 Ft x 12.83 Ft

Laundry room 4.17 Ft x 3.33 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft