

\$660,000 - 967 Legacy Circle Se, Calgary

MLS® #A2258534

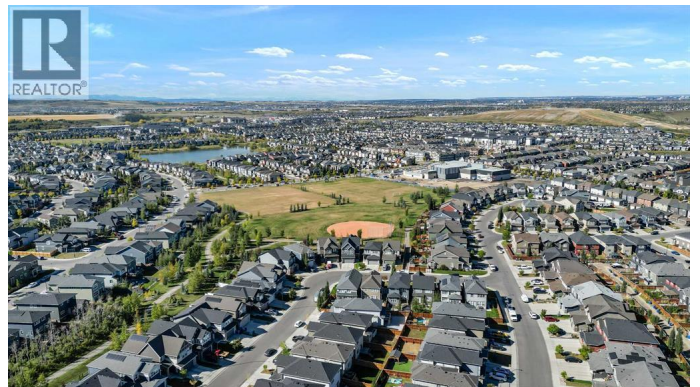
\$660,000

4 Bedroom, 4.00 Bathroom, 1,624 sqft

Single Family on 0.08 Acres

Legacy, Calgary, Alberta

INVESTOR ALERT! Legal Suited Duplex in a prime location across from future park and sports field. Instant add to your portfolio and instant rental income with great tenants in place up and down. This Shane Built attached home features over 2300 sq ft of developed space and high end finishings throughout. As you enter the open concept floorplan you are greeted by luxury vinyl plank flooring throughout the large living room/dining room. Gorgeous kitchen with custom cabinetry, upgraded stainless steel appliances, herringbone subway tile backsplash, large center island, and access door to back deck. Head upstairs to the central bonus room which makes a great kids play area/TV room. Spacious master bedroom with walk-in closet and ensuite bathroom with tile flooring, quartz counters and walk-in shower. Good sized 2nd and 3rd bedrooms with another adjoining full 4-piece bathroom and convenient upper floor laundry complete this well laid out upper floor. Head down to the fully finished legal basement suite with vinyl plank in the living room/dining room. Another stunning kitchen finished to the same quality of the main floor! Spacious bedroom with walk-in closet, adjoining 4-piece bathroom, and separate full-size front-loading laundry. 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 luxurious upgrades including upgraded flooring



throughout, knockdown ceilings, Delta fixtures, lighting, electrical and all appliances. This lovely home is situated across from a purposed park/green space and within walking distance to a new (to be built) school. Legacy is an amazing family community with 2 new purposed schools, along with recreational amenities, 3 ponds, 10 parks, 4 soccer fields, 3 commercial sites and over 300 acres of protected environmental reserve with 15km of interconnected walking trails, amphitheaters and leisure and recreation space along the escarpment plus a short commute to the mountains, Okotoks and a 20 minute drive to DT! (id:6289)

Built in 2023

Essential Information

Listing #	A2258534
Price	\$660,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,624
Acres	0.08
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	967 Legacy Circle Se
Subdivision	Legacy
City	Calgary
Province	Alberta
Postal Code	T2X5A7

Amenities

Amenities	Park, Playground, Schools, Shopping, Recreation Centre
Features	Back lane, PVC window, Closet Organizers, No Smoking Home, Level,

	Parking
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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