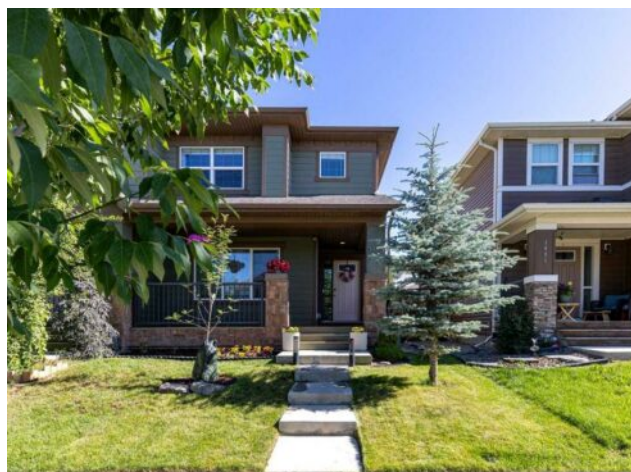


1485 Legacy Circle SE
Calgary, Alberta

MLS # A2269913



\$599,000

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,477 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Radon Mitigation System, TV Mounting Bracket(s), Mirrors (back hallway and in basement recreation room), Shelves in Primary bedroom, Shelves in 3rd bedroom, Medicine cabinet in basement

WELCOME to this BRIGHT, WELL MAINTAINED, 3-bedroom, 3.5-bathroom DUPLEX offering over 2,100 square feet of DEVELOPED LIVING SPACE with FULLY FINISHED BASEMENT and DOUBLE GARAGE located in the community of LEGACY. As you enter the home from the COVERED FRONT PORCH, you are greeted by an OPEN CONCEPT LAYOUT featuring a welcoming living room, dining room, and kitchen with GRANITE COUNTERTOPS, KITCHEN ISLAND, STAINLESS STEEL APPLIANCES, including an SMART SAMSUNG REFRIGERATOR. Upstairs, retreat to a SPACIOUS PRIMARY BEDROOM featuring a WALK-IN CLOSET and a 4-PIECE ENSUITE, complemented by two ADDITIONAL GOOD-SIZED BEDROOMS, MAIN 4 PIECE BATHROOM, and convenient laundry. The FULLY DEVELOPED BASEMENT (built by the builder) adds even more living space with a FOURTH BEDROOM, 4-PIECE BATHROOM, LARGE WALK-IN CLOSET/STORAGE ROOM, RECREATION ROOM, and a utility room. ADDITIONAL HOME FEATURES include: ELEGANT GROHE FAUCETS in kitchen and all bathrooms, comfort upgrades including INDEPENDANT SMART THERMOSTATS on each floor, CEILING FAN in PRIMARY BEDROOM, RADON MITIGATION SYSTEM in the basement, SOME NEWLY REPLACED CARPETS, RECENTLY CLEANED AND SERVICED FURNACE (July 2025) for efficiency and safety. The FULLY-FENCED for privacy, LANDSCAPED BACK YARD, includes a DECK —> perfect for outdoor entertaining or relaxing, ENCLOSED OUTSIDE STORAGE for garden tools and seasonal items between garages. LEGACY is a VIBRANT FAMILY-ORIENTATED COMMUNITY complete with schools, parks, playgrounds, walking paths, ponds, and nearby shopping. DON'T MISS THE OPPORTUNITY to make this beautiful

duplex your new home. BOOK A SHOWING TODAY!