

**1646 Legacy Circle SE**  
**Calgary, Alberta**

**MLS # A2207162**



**\$589,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

Detached modern living in the family friendly community of Legacy. Clean lines, smart spaces, and sleek finishes - all wrapped in affordability. Open the door to clear sight lines, wood flooring, large windows + built-in speakers. A generous living space awaits your cozy sectional and wall-mounted TV, flowing seamlessly into a dining area made for connection. From movie nights to memorable meals, this is where laughter lingers and stories are served daily. Guests will love hanging around the stylish kitchen - from the quartz countertops with breakfast bar, to the stainless steel appliances with dramatic hood range, to the contemporary espresso cabinetry, everything begins and ends in the heart of the home. On the second level, you will discover the stacking laundry, two guest rooms with adjacent bathroom and the primary, which boasts space for a king bed, walk-in closet and private en-suite. Head outside to the sunny south backyard to find a massive concrete pad, begging for your outdoor furniture, along with a gas line for those summer bbqs. You will enjoy the low maintenance artificial turf in the front! A location close to grocery, coffee shops, fitness hubs, schools, parks and golf courses. These keys unlock more than a door - they signify the start of your next chapter.