

34 Legacy Common SE
Calgary, Alberta

MLS # A2202101



\$614,800

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Wet Bar		

Inclusions: N/A

Welcome to 34 Legacy Common, a truly exceptional home located in the award-winning Legacy community, where luxury meets convenience! This stunning property boasts 3 spacious bedrooms, 3.5 beautifully designed bathrooms, and a separate entrance to the basement, perfect for added privacy or rental potential. The 2-car detached garage ensures plenty of space for your vehicles and storage. Just steps away from all the amenities you could need, including a gas station, restaurants, Tim Hortons, and scenic trails, plus unbeatable access to Stoney Trail and Deerfoot Trail for quick routes across the city. It's not just a house, it's a lifestyle—comfort, convenience, and style all in one place. Don't miss out—act now and make this dream home yours!