

28 Legacy View SE
Calgary, Alberta

MLS # A2224298



\$589,000

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,578 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NA

Step into this warm and inviting semi-detached home, perfectly located near everyday essentials—with no condo fees! Lovingly maintained by the original owners, this home blends functional living with thoughtful details throughout. The charming front veranda leads into a bright and versatile front room that works beautifully as an office, cozy reading nook, or sitting area. The main floor includes a spacious living room, a dining area, a handy 2pc bathroom, and a stylish kitchen featuring granite countertops, premium built-in appliances—a rare and costly upgrade—along with a gas range and a spacious pantry. Upstairs offers three comfortable bedrooms, including a generous primary suite, two full bathrooms, and a convenient laundry room. The finished basement features a spacious rec room with a small bar—perfect for movie nights or entertaining—as well as tons of extra storage. Step outside to enjoy the large rear deck and patio—ideal for relaxing or hosting friends. The fully fenced yard opens to a 22' x 21' double detached garage with plenty of space for vehicles and storage. You'll love being steps from a lively plaza that includes a gym, pizza place, liquor store, pub, a cozy café, with a European bakery. Plus, a brand-new elementary school is nearly complete just a short walk away—perfect for young families. Located in the sought-after community of Legacy, you're just minutes from scenic ponds, All Saints High School, the Township Shopping Centre, and local playgrounds. With quick access to Macleod Trail and peaceful walking paths through the nearby environmental reserve, this is a location that truly has it all.