

**485 Legacy Boulevard SE**  
**Calgary, Alberta**

**MLS # A2301455**

**\$834,500**



<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,393 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows

**Inclusions:** Blinds

**\*\*OPEN HOUSE SUN May 10 from 2-4pm\*\*** Welcome to this stunning semi-estate home in the highly sought-after community of Legacy—where style, space, and functionality come together to create the perfect family home. From the moment you walk through the front door, you’ll be impressed by the bright, airy feel and exceptional attention to detail throughout this immaculate 2,393 sq ft residence. Flooded with natural light, the main floor offers a spacious and thoughtfully designed layout ideal for both everyday living and entertaining. The chef-inspired kitchen features crisp white cabinetry, quartz countertops, a gas cooktop, built-in wall oven and microwave, and a convenient walk-through pantry that seamlessly connects to the open mudroom/front entry. Very cohesive and large family friendly design! The open-concept living and dining areas create a welcoming space for gatherings, all enhanced by the home’s clean, modern aesthetic. Upstairs, you’ll find an incredible layout with four generously sized bedrooms and a massive central bonus room, perfect for family movie nights or a kids’ retreat. The primary suite is truly a standout—offering an expansive bedroom, a luxurious 5-piece ensuite complete with dual vanities, a jetted soaker tub, and an oversized shower. The walk-in closet conveniently connects through to the laundry room, which includes a wash sink for added functionality. The fully finished basement continues to impress with 9’ ceilings, large windows providing abundant natural light, a spacious recreation area, an additional bedroom, and a 3-piece bathroom. With a separate side entry, this level offers excellent potential for a future mother-in-law or legal suite (subject to municipal approval and permitting). Additional features include central air conditioning, a slightly oversized double attached

garage, and a sunny backyard that will soon be surrounded by lush greenery and mature landscaping—perfect for enjoying Calgary’s warmer months. Situated on a quiet street, this home is just steps from the ridge, scenic pathways, skating rink, and the popular Legacy Blue Playground. You’re also conveniently close to schools, shopping, transit, and major roadways for easy commuting. This is your opportunity to create your own Legacy in one of Calgary’s most family-oriented communities.