

**477 Legacy Boulevard SE**  
**Calgary, Alberta**

**MLS # A2288225**



**\$869,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,531 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** Fireplace in Primary Bedroom, TV Mount in Primary Bedroom, Security System Equipment (off-contract)

Welcome to 477 Legacy Boulevard SE, built by award-winning Morrison Homes and quietly tucked away in the heart of Legacy, one of Calgary's most desirable master-planned communities. This 4-bedroom, 3-bathroom, two-storey home with a double front-attached garage offers the perfect blend of functionality, design, location, and uniqueness you've been waiting for. Don't be deceived by the "Boulevard" in the name—this home sits within a peaceful enclave, set well back from main traffic and surrounded by quiet greenspace pathways and nearby parks, offering a calm and private setting. The main floor is designed for both everyday living and entertaining and is thoughtfully laid out for modern family life. The living room is warm and inviting, highlighted by a beautiful fireplace, while the beautifully appointed kitchen features a large quartz island with seating for four and sink convenience, an elegant multi-tonal leaf mosaic tile backsplash, built-in gas range, built-in wall microwave and oven, and a stainless steel French-door refrigerator with bottom-mount freezer. A butler's pantry area off the kitchen provides additional counter space—ideal for infrequently used countertop appliances—along with an additional walk-in pantry for exceptional storage. Just off the kitchen, sliding patio doors open to a private courtyard-style patio, perfect for BBQs and outdoor entertaining, while the living room also features a gas fireplace and offers sliding doors leading to a rear deck, extending your living space outdoors. Completing the main level is a front-attached double garage with a convenient mudroom entry, featuring built-in seating and coat storage for effortless organization. Upstairs is an exceptional family-friendly layout with four spacious bedrooms plus a bright bonus room, ideal for a media

area, kids's space, or home office. The primary bedroom comes complete with its own cozy electric fireplace, a large walk-through closet with built-in shelving, and a stunning quartz and tile ensuite featuring a double vanity, separate free-standing soaker tub, and a glass-enclosed shower with built-in bench and niche. A convenient upper-level washer and dryer laundry area completes the level. The unfinished basement is ready for the new owner's finishing touches, already equipped with egress windows and roughed-in plumbing for a future downstairs bathroom, offering excellent potential to expand your living space and add long-term value. Enjoy year-round comfort with the central A/C! With parks, pathways, schools, and amenities just minutes away—and easy access throughout the city—this home delivers an outstanding balance of privacy, comfort, and community. A rare opportunity to enjoy quiet, refined living in the very heart of Legacy.