

1-833-477-6687 aloha@grassrootsrealty.ca

111 Legacy Glen Park SE Calgary, Alberta

MLS # A2224814



\$875,000

Legacy

Division: Residential/House Type: Style: Bungalow Size: 1,357 sq.ft. Age: 2017 (8 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Double Garage Attached Lot Size: 0.10 Acre Lot Feat: Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landsca

Heating: Water: Central, Fireplace(s) Floors: Sewer: Carpet, Hardwood, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Cement Fiber Board, Stone, Wood Frame R-G Foundation: **Poured Concrete Utilities:**

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to this rare to find bungalow in legacy, backing onto a peaceful green space on a quiet cul-de-sac! Boasting over 2600sqft of fully finished living space across both levels, this upgraded 2 bedroom, 3 bathroom home could easily have a 3rd or 4th bedroom added to the spacious lower level. Step inside to bright airy living spaces enhanced by soaring vaulted ceilings, gorgeous hardwood floors and large south facing windows that flood the home with natural light creating an inviting atmosphere throughout. The gourmet kitchen is a chef dream, featuring ample cabinetry, a wall pantry, deep pot drawers and a premium Electrolux appliance package including a built-in wall oven, microwave and gas cooktop. A stunning tile backsplash pairs beautifully with sleek quartz countertops making this kitchen as functional as it is stylish, perfect for both everyday dinning and hosting dinner parties. The enormous Master Suite also showcases vaulted ceilings, large south facing windows overlooking the backyard, a luxurious 5pc en-suite, dual quartz vanity, soaker tub and a walk in closet with built in's. Rounding off this level is the spacious foyer for welcoming guests, dinning room, living room with an oversized gas fireplace, a half bath and main floor laundry. The fully finished lower level has 9ft ceilings and offers even more living space with the addition of a massive recreation room to design as you see fit, which could accommodate more bedrooms. Down here You will find the secondary bedroom (which is huge) a 4pc bathroom and a flex room (would make a great office, bedroom or work out space) There is a ton of storage spaces throughout, including extra closets on main as well as a huge storage/laundry room. Another highlight of the home is the green space it backs onto, whether you are inside or out, this peaceful backdrop adds to the charm and appeal of the

living! Walking distance to a brand new k-9 Catholic School opening for the 2025-2026 school year plus easy access to many close by amenities, shops of Legacy, parks, playgrounds and more!
Copyright (c) 2025 . Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.

property. This home also boasts hassle free low maintenance landscaping! Overall you will find a perfect blend of comfort and modern