



GRASSROOTS
REALTY GROUP

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87 Legacy Glen Terrace SE
Calgary, Alberta

MLS # A2225249



\$939,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,645 sq.ft.	Age:	2020 (5 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Central, High Efficiency, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: N/A

Welcome to this gorgeous family home nestled in the desirable community of Legacy. This luxurious home is meticulously designed for comfort and convenience, showcasing exquisite finishes in every corner. Spanning over 3,560 square feet of contemporary living space, this home features a total of 6 bedrooms, plus a spacious bonus room. Open floor plan with beautiful vinyl plank flooring that flows throughout the main and upper levels, complemented by fresh paint across all three floors. The main floor & basement are 9-foot ceilings, enhanced by pot lighting and elegant light fixtures that create a warm and inviting atmosphere. The jaw-dropping kitchen is a true highlight, featuring a butler's pantry and adorned with two-story light fixtures, abundant premium cabinetry, and stunning quartz countertops. Equipped with a built-in stainless steel appliance package, this kitchen also includes a massive single-level island, perfect for dining and entertaining. The South-facing living and dining rooms are flooded with natural light, creating a bright and airy space for family gatherings. On the second level, you'll find four generously sized bedrooms, along with the versatile bonus room and a convenient laundry room. The large primary bedroom is a luxurious retreat, complete with a 5-piece ensuite featuring a deep jetted tub, freestanding shower, double vanity, and a spacious walk-in closet. The beautifully developed basement adds even more living space, offering a family room, two additional bedrooms, a recreation room, and a full bathroom. This home is equipped with a double furnace, CENTRAL AIR CONDITIONING, a tankless hot water supply, and a WATER FILTRATION SYSTEM for your convenience. Most of the light switches in the house are SENSOR CONTROLLED. Step outside to the landscaped and fenced backyard, which features a good-sized deck fitted

with a gas line for your BBQ, making for a perfect outdoor entertaining., Don't miss the opportunity to make this amazing home yours!