



GRASSROOTS
REALTY GROUP

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

**135 Legacy Glen Parade SE
Calgary, Alberta**

MLS # A2229206



\$629,900

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,740 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Interior Lot, Rectangular		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt
Basement:	Full, Unfinished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Chandelier, Closet Organizers, Double Vanity, Pantry, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: N/A

****Executive Home Backing Onto Greenspace in Legacy**** Welcome to this stylish, three-bedroom semi-detached home. Located in the master-planned community of Legacy - thoughtfully designed with a front-attached garage and backing onto the lush greenspace. This home offers direct access to the community's extensive pathway system and just steps away from Yellow Park. This home showcases designer finishes throughout. You will find an open-concept main floor, large windows for natural lighting, and wide plank flooring. The kitchen was well designed with the all-time favorite, classic white kitchen cabinets that feature pot drawers, a large pantry, and stainless-steel appliances. Upstairs, there are two bedrooms and a primary bedroom that includes a double vanity, main bathroom, a central bonus room for room to grow, and a conveniently placed laundry room. Built for lasting quality, the exterior features low-maintenance siding with stone accents and an interior that boasts the perfect contemporary touch such as the stylish lighting fixtures and tile selections. Experience the elevated lifestyle in Legacy—where modern design meets natural beauty. Book your showing today.