



**GRASSROOTS**  
REALTY GROUP

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

**117 Legacy Glen Circle SE**  
**Calgary, Alberta**

**MLS # A2234007**



**\$669,990**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,860 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** n/a

**3 BEDROOMS | 2.5 BATHROOMS | DOUBLE ATTACHED GARAGE | 1,860 SQFT | HIGH-END FINISHES | BUILT IN 2022** Welcome to this stunning, meticulously maintained home located in the award-winning community of Legacy, one of Southeast Calgary's most sought-after neighbourhoods. Built in 2022, this residence offers 1,860 sqft of thoughtfully designed living space, combining modern elegance with everyday functionality. Step inside to discover a well-planned, family-friendly layout. The spacious mudroom off the double attached garage provides an organized transition space, leading into a large walk-through pantry—perfect for easy grocery drop-off and kitchen access. The gourmet kitchen is a chef's delight, showcasing a sizeable island, premium stainless steel appliances, quartz countertops, and a stylish tile backsplash. The open-concept main floor features a bright and inviting dining area and a comfortable great room, ideal for entertaining guests or relaxing with family. Upstairs, a spacious bonus room offers additional living space, complemented by the convenience of an upper-level laundry room. Three generously sized bedrooms complete the upper floor, including the elegant primary suite, which boasts a large walk-in closet and a luxurious 5-piece ensuite bath—your perfect retreat at the end of the day. The full, unfinished basement provides limitless potential for customization to suit your lifestyle needs. Located in the vibrant and growing community of Legacy, this home is surrounded by parks, schools, shopping, and walking trails—offering the perfect blend of convenience, comfort, and modern style. All this just steps from the wonderful parks, pathways and shopping Legacy has to offer. Call your favourite Realtor and book your private viewing today!

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