



GRASSROOTS
REALTY GROUP

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97 Legacy Glen Green SE
Calgary, Alberta

MLS # A2235435



\$639,936

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,610 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Level, Low Maintenance Landscape, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Chef's Stand-Up Freezer

97 Legacy Glen Green SE | Stunning Two-Storey Home In Legacy Is Move-In Ready! | Curb Appeal With Professionally Landscaped, Low-Maintenance & Drought-Tolerant Yard | Kitchen & Bathrooms Shine With Elegant Granite Countertops & Kitchen Is Equipped With Oversized Island With Breakfast Bar Seating For Four, A Gas Stove, & Built-In Microwave | Upstairs, You'll Find Three Spacious Bedrooms, Including A Generous Primary Suite With Large Walk-In Closet & A Luxuriously Upgraded Ensuite Featuring Double Vanities & A Walk-In Shower | Basement Is Partially Finished With Sealed Concrete Floors, Taped & Drywalled Providing Versatile Space For A Home Gym, Workshop Or Future Expansion | The West-Facing Backyard Is Perfect For Entertaining, Complete With A Custom 3-Tiered Deck | Year-Round Comfort With Central Air Conditioning | Water Softener & Reverse Osmosis System | Insulated & Drywalled Garage Adds Function & Finish | Situated In The Community Of Legacy, Close To Parks, Pathways, Shops Schools & A Short Commute To Macleod Trail, Stoney Trail & Deerfoot Trail.