



**GRASSROOTS**  
REALTY GROUP

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**54 Legacy Glen Crescent SE**  
**Calgary, Alberta**

**MLS # A2236669**



**\$849,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,310 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	tv wall mount, attached record player shelf, attached wall shelf in great room		

Absolutely spectacular fully developed home in the desirable community of Legacy! Located on a very quiet street and just a short walk to the new school, easy bus ride to the LRT station, and close to community pathways! This 2-storey home has over 3000 sq ft of developed space which has been incredibly well-maintained with a fully permitted basement completed by the builder, Calbridge Homes. It offers 4 bedrooms, 3.5 bathrooms, and substantial upgrades throughout. Luxury vinyl plank flooring and 9 ft ceiling on the main floor with a bright and open entryway. A stunning kitchen offers two tone full height cabinetry with lower lights, an expanded central island with a stool bar, quartz counters, upgraded herringbone backsplash, upgraded stainless steel appliances with a gas stove and water/ice in the fridge. Fantastic layout with a walk-in pantry next to a walk-in closet with built-in shoe benches in the mudroom and a private 2-pce bathroom nearby. A bright and spacious dining area plus a generous living room with a gas fireplace. A tucked away flex space makes a great home office or kids' play area. Upstairs, a central bonus room with tray ceiling separates the primary bedroom from the rest of the floor. The luxurious primary suite offers a cathedral ceiling, a huge walk-in closet with custom solid shelving, a 5-pce spa ensuite with dual sink vanity, quartz counter, standalone tub, large 10mm glass shower with a tiled nook for toiletries, full tile surround, and a pocket door! Two large kids' rooms plus a 4-pce upper bathroom with quartz counter and convenient upper laundry room. The fully developed basement has an expansive rec room, a large 4th bedroom with walk-in closet, 4-pce bathroom, and remaining storage. Other upgrades include Hardi board siding on the front, upgraded light fixtures throughout, quality blinds, an upgraded railing, air conditioning, and

rough-in for radon venting. The oversized double attached garage is 24.5 ft x 19 ft, fully insulated, drywalled, and painted with an 8 ft garage door! The zero-maintenance SE-facing back yard has a massive deck (with permits), astroturf lawn, and a vinyl fence.