



GRASSROOTS
REALTY GROUP

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77 Legacy Glen Way SE
Calgary, Alberta

MLS # A2237487



\$649,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,614 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Many Trees, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: Hot Tub

Top 10 Reasons You'll Love 77 Legacy Glen Way: 1. Backyard Retreat You'll Actually Use: Enjoy a private, tree-lined yard with a designer pergola, hot tub, and privacy walls — the ultimate space to unwind or entertain. Plus, a built-in irrigation system keeps your lawn green and low-maintenance all season long. 2. Freshly Painted from Top to Bottom: The entire home was professionally painted just before hitting the market. It feels bright, clean, and completely move-in ready. 3. Fully Developed Basement: A professionally finished basement adds a full living room, 4th bedroom, and bathroom — perfect for guests, teens, or your home theatre setup. 4. Central A/C: Yes, this home has air conditioning — a must-have for hot Calgary summers. 5. Bonus Room Upstairs: More than just bedrooms — the upper level has a spacious bonus room that can be your office, playroom, or chill-out space. 6. Double Detached Garage (22x24): No tiny garage here — this oversized double gives you room for vehicles, storage, bikes, and more. 7. Built in 2018 — Still Feels New: Modern build quality, solid finishes, and a well-kept interior that's been gently lived in. 8. Hardie Board Siding: Durable, low-maintenance, and built to handle Calgary's weather. A big upgrade over vinyl. 9. Large Windows = Natural Light Everywhere: Bright, airy, and cheerful — this home is flooded with sunlight all day long. 10. Located on a Conventional Lot: Not a zero-lot-line! You get more space, better separation from neighbors, and true curb appeal. And don't forget, you'll be living in Legacy, near Ponds, All Saints High School, Township Shopping Centre, playgrounds, and with easy access to McLeod Trail. Enjoy walking paths and nature views at the nearby environmental reserve, and a future elementary school.

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