



GRASSROOTS
REALTY GROUP

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86 Legacy Glen Way SE
Calgary, Alberta

MLS # A2247020



\$525,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,795 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	On Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Shed, Shelving in Basement		

Welcome to your next chapter in Legacy, a vibrant, amenity-rich community where schools, shopping, nature trails, and transit are just minutes from your door. Perfectly positioned on a generous corner lot, this detached home blends comfort, style, and convenience in a way that feels right from the moment you arrive. Step inside to soaring 10 foot ceilings and an open concept main floor that lets natural light pour in from every angle. The inviting family room, anchored by a striking flower feature wall and framed by oversized windows, flows seamlessly into the kitchen and dining area, making it perfect for both everyday living and hosting friends. A thoughtfully placed pocket den offers the ideal spot for a home office or organizational hub, while durable LVP flooring on the main and plush, well kept carpet upstairs keep things feeling fresh. Upstairs, the large primary bedroom was upgraded to give you even more space to unwind. It offers a serene retreat with a spa like 4 piece ensuite that includes a built in vanity and a spacious walk in closet. Two additional bedrooms, each with upgraded larger windows, are bright and welcoming all day long. Matte black finishes add a modern edge throughout, while a water softener and central A/C keep your home comfortable and low maintenance. Six solar panels help you save on utilities, and an unfinished basement gives you the freedom to create the space you have always wanted. Outside, a fully fenced yard wraps around the property, offering endless space for entertaining, play, or pets to roam. Enjoy your morning coffee on the charming front porch, take advantage of ample street parking for friend/family gatherings alongside your two car parking pad, and soak in the benefits of being in one of Calgary's most sought after communities. Homes like this do not last long. Book your private showing today and make Legacy your

home.