



GRASSROOTS
REALTY GROUP

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

72 Legacy Glen Street SE
Calgary, Alberta

MLS # A2251897



\$520,000

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,399 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage		

Inclusions: N/A

Welcome to the perfect family home in Legacy, bright, spacious, and move-in ready! Boasting 1,399 sq. ft. above grade with 3 bedrooms and 2.5 bathrooms, this 2 storey home is both practical and inviting. With a front attached single garage and a thoughtful layout, this home is what you've been looking for. The main floor welcomes you with 9 ft ceilings, durable laminate flooring, and neutral colours throughout. At the rear of the home, the kitchen features granite countertops, stainless steel appliances, and a central island with a breakfast bar — the perfect spot for morning coffee or after-school snacks. The kitchen and dining area open directly to the backyard, while the sun-filled living space flows easily to the back deck, making it ideal for family BBQs or cozy evenings outdoors. Upstairs, the primary suite provides a relaxing retreat with a walk-in closet and a 4-piece ensuite complete with dual sinks, shower, and a soaker tub. 2 additional bedrooms, a full bathroom, and convenient upper-level laundry complete this level. The basement, with roughed-in plumbing, is ready for your personal touch — whether you envision a playroom, home gym, or extra living space. Lovingly maintained and finished in timeless neutral tones, this home is truly move-in ready. Located in the heart of Legacy and just steps from over 300 acres of environmental reserve and scenic walking paths of Fish Creek Park, this is a wonderful place to put down roots. Book your private showing today and see why this could be the perfect fit for your family!