



GRASSROOTS
REALTY GROUP

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119 Legacy Glen Park SE
Calgary, Alberta

MLS # A2252020



\$868,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,533 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Side By Side		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, Pantry		

Inclusions: Freezer in Pantry

Welcome to this stunning Jayman-built family home perfectly situated in the highly desirable community of Legacy. Backing directly onto school grounds, green space, and a park, this property offers unbeatable views and everyday convenience for families. Step inside to a bright open-concept main floor, highlighted by oversized triple-pane windows that fill the space with natural light while keeping the home quiet and energy efficient. The chef's kitchen is a dream, complete with TWO granite islands, premium stainless steel appliances (including a gas range, wall oven, and Venmar hood fan), and an oversized walk-in pantry large enough for a second fridge or freezer. The adjoining dining and family rooms overlook the backyard, where a cozy gas fireplace creates the perfect atmosphere for family gatherings. Upstairs, a central bonus room offers flexibility for movie nights or a quiet office, while three bedrooms, two full bathrooms, and an upper-level laundry room provide everyday convenience. The primary retreat is truly special, featuring TWO walk-in closets, double vanities, a relaxing soaker tub, and a stand-alone shower. The backyard is fully landscaped for low maintenance living, featuring a 13' x 9'8" deck with a built-in BBQ gas line, a massive 34' x 15'8" concrete patio, and easy-care flower beds and walkways—perfect for entertaining or simply relaxing while watching the kids play in the park directly behind. The lower level offers even more potential with a spacious undeveloped basement waiting for your personal touch. Additional highlights include a Navien tankless water heater and direct access to Legacy's extensive pathways, schools, and amenities. The approved new Legacy Catholic K-9 School is expected to be completed by 2026, making this location even more desirable. Don't miss this opportunity to

own a move-in ready home on a park-backing lot with a low-maintenance backyard, energy-efficient triple-pane windows, BBQ-ready deck, and a large unfinished basement. ***Open House Saturday Sept 6th, 12-3pm***