



GRASSROOTS
REALTY GROUP

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179 Legacy Glen Parade SE
Calgary, Alberta

MLS # A2267742



\$609,900

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,611 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

OPEN HOUSE SAT 1-4 PM Nestled in the welcoming community of Legacy, this home offers a thoughtfully designed OPEN PLAN, blending STYLE and FUNCTIONALITY! Just steps to the YELLOW PARK, and backing onto a GREENBELT, finds this home situated in a truly special location. Step into the spacious foyer, a welcoming area to greet family and friends. A lovely kitchen with plenty of cupboards, drawers and quartz countertops, is highlighted by a large walk-in pantry! The spacious family and dining rooms with large windows, overlooks the FENCED and LANDSCAPED backyard, opening onto a GREENBELT. A 2 piece powder room, well tucked away, completes this floor. Up the staircase you will be greeted by the upper family room, 3 bedrooms, 2 bathrooms and a spacious laundry room. The undeveloped basement awaits your creativity and personal taste. This warm and cozy 3 bedroom, 2.5 bath home with a DOUBLE ATTACHED GARAGE and CENTRAL AIR CONDITIONING, is waiting for you. Township Shopping Centre provides a variety of shops, restaurants and services. Quick access to South Health Campus and Fish Creek Provincial Park. This community offers extensive green spaces, playgrounds and a protected environmental reserve.