



**GRASSROOTS**  
REALTY GROUP

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**231 Legacy Glen Way SE**  
**Calgary, Alberta**

**MLS # A2271641**



**\$589,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,562 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** TV Bracket in Living Room

Welcome home to the beautiful community of Legacy. This well-maintained 3-bedroom, 2.5-bath home, offers over 1,560 sq. ft. of developed living space with 9-foot ceilings on both the main floor and basement. Step inside to a bright open-concept layout, where the spacious living and dining areas flow effortlessly into a modern kitchen. The kitchen is equipped with abundant cabinetry, a large island and dining counter with quartz countertops, and stylish finishes—perfect for everyday living and entertaining. A convenient 2-piece powder room completes the main level. Upstairs, you’ll find three generous bedrooms, including the primary bedroom with a 4-piece ensuite. Another 4-piece main bathroom and upstairs laundry room add exceptional convenience. The main floor and all bathrooms feature luxury vinyl flooring, while the laundry room includes durable linoleum. The exterior showcases Hardie Board siding in front with vinyl siding around the rest of the home. A double detached garage provides ample parking and storage. The unfinished basement features large windows—ideal for a future bedroom—and a rough-in for a full bathroom, offering a great opportunity to customize the space to your needs. Located in a quiet, family-friendly area, the home is close to public transit, schools, shopping, playgrounds, and scenic walking/biking paths. Relax or entertain on the back deck and enjoy summer BBQs with family and friends. Don’t miss out—this is the perfect family home! Book your showing today!