



GRASSROOTS
REALTY GROUP

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50 Legacy Glen Circle SE
Calgary, Alberta

MLS # A2286925



\$664,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,700 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Front Yard, Irregular Lot, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: Shed in rear parking pad, TV Mount, Mirror x 2 in living room, 3 Planters in backyard

Welcome to this beautifully maintained 1,700 sq ft two-storey home offering 3 bedrooms and 2 $\frac{1}{2}$ bathrooms, ideally situated on a large pie-shaped lot in the family-friendly community of Legacy. The open-concept main floor is thoughtfully designed for everyday living and entertaining, featuring a chef-inspired kitchen with a large center island topped with stone countertops, seating for several bar stools, stainless steel appliances, 42" upper cabinets, and generous counter space, all flowing seamlessly into a spacious dining area that easily accommodates a full-size table for hosting family and friends. The inviting living room is anchored by a stylish electric fireplace, while a versatile flex space offers the perfect setup for a home office, study nook, or craft room. A convenient 2-piece powder room & large mud room completes the level. Upstairs, you'll find three well-sized bedrooms including a primary retreat with a walk-in closet and luxurious 5-piece ensuite, along with a 4-piece main bath and upper-level laundry with stacked washer and dryer. The unfinished basement provides excellent potential for future development with two large windows and a bathroom rough-in already in place, and central air conditioning ensures maximum comfort throughout the summer months. Outside, enjoy the expansive backyard with a concrete patio, a double detached garage, and an oversized parking pad ideal for extra vehicles or RV storage, all just steps from schools, parks, pathways, and the growing selection of shops and restaurants that make this community such a sought-after place to call home.