



**37 Legacy Glen Link SE
Calgary, Alberta**

MLS # A2293222



\$675,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,661 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Private		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, High Ceilings, No Smoking Home, Smart Home, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Electric Fireplace (as-is), Solar Panels (x12), Door Bell Camera, Back Door Camera, Smart Switches (x5), Alexa, Front Door Smart Lock, Ecobee Thermostat, Gemstone Exterior Lights

If you've been looking for a home that just feels right, this one is definitely worth a look. Bright, open, and airy from the moment you walk in, this home is filled with natural light thanks to its corner lot placement and southwest exposure. The layout flows effortlessly, and the neutral luxury vinyl plank flooring throughout the main level keeps everything feeling warm, clean, and modern. The main area features a cozy lower-level family room with an electric fireplace and mantle — a great spot to unwind or host. Just up from there, the kitchen and dining area take center stage. The kitchen is upgraded with a built-in premium appliance package, granite countertops, and ample storage, making it both functional and great for entertaining. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and a bright, upgraded 5-piece ensuite, along with two additional well-sized bedrooms, a full bathroom, and convenient upper-level laundry. The basement adds even more flexibility with a wet bar, space for a comfortable TV or lounge area, and a separate nook that works perfectly as a home office. Built with comfort and efficiency in mind, the home features 12 solar panels, triple pane windows, central AC, and a tankless hot water system — helping keep things running efficiently year-round. Outside, enjoy a welcoming front porch, a private 10x10 patio, and a low-maintenance yard with vinyl fencing. The oversized detached garage with 220V power offers plenty of room for parking, storage, or a workshop setup. Finished with exterior Gemstone lighting and located in the family friendly community of Legacy, you're close to great schools including the Catholic —9 Living Spirit School, All Saints High School, and Legacy Montessori Academy, along with pathways, parks, and everyday amenities. Whether you're a growing family

or a young professional, this home checks all the right boxes. Book your private showing and see it in person — you won’t want to miss it.