



**62 Legacy Glen Terrace SE
Calgary, Alberta**

MLS # A2295890



\$809,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,312 sq.ft.	Age:	2020 (6 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Wet Bar		

Inclusions: None

Discover the inviting charm of this 6-bedroom, 3.5-bath detached home offering over 3,200 sq. ft. of finished living space in Legacy. The main floor features 9-ft ceilings and a bright, open layout with a cozy living-room fireplace, hardwood flooring, a large home office, and a chef-inspired kitchen with built-in appliances, upgraded quartz counters, a walk-through pantry, and an oversized island. Upstairs you'll find four generous bedrooms, a bonus room with tray ceiling, convenient upper-level laundry, and a spacious primary bedroom with a tray ceiling, spa-style ensuite (double vanity), and walk-in closet. The fully developed basement—with side entry—adds two more bedrooms, a recreation room, a sleek wet bar, and a full bathroom—great for extended family, guests or future secondary suite potential (subject to approval and permitting by the city/municipality). Outside, enjoy a landscaped backyard with a large deck—perfect for summer barbecues and family gatherings. And don't forget, you'll be living in Legacy, near Ponds, All Saints High School, Living Spirit K-9 School, Township Shopping Centre, playgrounds, and with easy access to McLeod Trail. Enjoy walking paths and nature views at the nearby environmental reserve, and a future elementary school.