



**199 Legacy Glen Court SE  
Calgary, Alberta**

**MLS # A2147742**



**\$689,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,755 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	\$5, 000 PRE GST appliance allowance to be used towards appliances		

Welcome to the Pinnacle in Legacy by Look Master Builder, a stunning 3-bedroom, 2.5-bathroom two-story home that includes a **DOUBLE DETACHED REAR GARAGE** and combines modern amenities with timeless elegance. The full-width front veranda welcomes you into a thoughtfully designed space featuring a separate side entrance and a robust 200AMP electrical panel, setting the stage for future basement development with its 9' foundation walls. The back L-shaped kitchen is a culinary dream, boasting a large island, stone counters, soft-close cabinets, and a rough-in gas line for both range and BBQ. The great room, complete with an electric fireplace, offers a cozy ambiance, while the open-to-below staircase adds a touch of grandeur. Upstairs, you'll find three spacious bedrooms and a convenient laundry room. The primary bedroom is a luxurious retreat, featuring a 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. Photos are representative.