



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

MLS # A2150391



\$850,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,635 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)

Inclusions: N/A

This exquisite 2-Storey Dream Home, is the definition of luxury living in the Estates of Legacy, one of the most sought after communities in SE Calgary. This Jayman Built (Charlotte 26 floorplan), with 2,635 sqft (above grade), 3 Bed / 2.5 Bath, and office/den located on the main floor, is the perfect home for the growing family. With a very lengthy list of upgrades, this home is move in-ready! Upon entry, you'll notice the spacious 10' foyer, a walk-in closet for the entire families summer & winter outerwear, leaving the front door foyer always clear and free. You'll notice right away the 9ft ceilings throughout the main floor, as you head towards the open concept & modern designed kitchen, dining and living spaces. The kitchen is an absolute show-stopper, with a custom upgraded water-fall countertop on the over-sized kitchen island, paired with a Blanco silgranit sink, Brizo Artesso SmartTouch Faucet, Stainless-Steel Kitchen-Aid Appliances throughout with a Gas Cooktop and Double Wall Oven/Microwave combo. This is perfect for those who love cooking and entertaining, as you'll find a large walk-in pantry, along with your own coffee/wine bar with plenty of cabinets for storage. The formal dining space and living room is an extension of the beautiful kitchen, with full height windows all around, there is no shortage of natural light. One of the best features of this amazing home is the patio & backyard just off the dining room, leading to a fully landscaped, low maintenance backyard. With this being on a large corner lot, you'll get to experience your own little outdoor oasis, basking in all the sun that comes along with it. Completing this impressive main floor, is a large den that can be utilized as your home office, or perhaps a children's play place. As we head upstairs, you'll find the perfect sized bonus room, perfect for

family movie nights, separating the primary bedroom and the two other bedrooms. The large primary bedroom features its own 5pc ensuite, with 2 separate vanities and 2 walk-in closets, you'll never have to fight for closet space again. Completing the upper level are the two additional bedrooms, and a 5pc bathroom, and large laundry room. This home really has it all, and what awaits you in the basement is for your creative finishes. It currently has some framing and insulation work done, but can be customized to your meet your families needs and lifestyle. Some additional features of this home include: Solar Panels, Water osmosis system, Rainbird 6 Zone Water Irrigation System, Triple Pane Windows, A/C, 220V in the Garage (separate subpanel), and the garage has a 12' clearance, so the seller has utilized this & installed a car lift in it! If you're also an automotive enthusiast, the lift can be included as well. The new Legacy K-9 School is currently being built, and is walking distance, perfect for those who have young families. As you explore the area you'll find there is no shortage of pathways, parks, green spaces, shopping and amenities.