



**41 Legacy Glen Row SE
Calgary, Alberta**

MLS # A2159181



\$650,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,619 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Level, Rect		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: NA

TWO STOREY | AIR CONDITIONING | DOUBLE GARGAE | 3 BEDROOMS + BONUS ROOM | Welcome to Legacy Glen Row in the family-friendly SE neighborhood of LEGACY, where this inviting two-story home sets an impressive tone from the moment you step inside. Designed for both entertaining and family life, this inviting home has it all. This "like-new" home embodies contemporary comforts and soul-soothing design. The front porch, perfect for peaceful morning coffees, greets guests warmly. Inside, an abundance of natural light enhances the gleaming floors throughout. The open main floor, with its high ceilings and elegant style, features a bright, modern kitchen, a sophisticated dining room, and a stunning family room. The kitchen showcases modern cabinetry with ample storage, stone counters, an inviting island, stainless steel appliances, a gas stove, and a timeless tile backsplash. A window above the sink allows you to keep an eye on the kids while they play in the yard that is perfect for summer barbecues while the kids enjoy the grassy, fully fenced yard. The living room, with its oversized window is a perfect place to relax. Upstairs you'll find three bedrooms, bonus room, laundry room and two bathrooms. The primary suite with an elegant 3-piece ensuite also features a walk in closet. This level also includes two additional spacious bedrooms, a full family bath, and a convenient upper floor laundry room. The unfinished basement is waiting for your personal touch. Located in a wonderful community, this home keeps your active family busy with nearby amenities such as shops, cafés, restaurants, parks, playgrounds, and more. Golfers will love the proximity to Blue Devil, McKenzie Meadows, and Heritage Pointe Golf Clubs. Sikome Lake and Fish Creek Park are just minutes away drive from Legacy. Plus, it's just a quick drive to anywhere in

the city!