



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

117 Legacy Glen Circle SE
Calgary, Alberta

MLS # A2209347



\$689,900

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Legacy | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,860 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters | | |

Inclusions: None

*** OPEN HOUSE ALERT SUNDAY APRIL 13TH, 2025 FROM 1:00PM-4:00PM*** 3 BEDROOMS | 2.5 BATHROOMS | DOUBLE GARAGE | 1860 SQFT | HIGH END FINISHES | 2022 BUILT | Welcome to the highly sought-after community of Legacy, an award-winning development nestled in the vibrant southeast quadrant of Calgary. This beautiful home offers a functional and family-friendly layout starting with a convenient mudroom off the garage, perfect for keeping the home organized and tidy. Just beyond, a spacious pantry awaits, ideal for unloading groceries and staying organized. The kitchen is a chef's dream, featuring a large island, sleek stainless steel appliances, and a stylish tile backsplash, making it perfect for both meal prep. The main dining area and a cozy great room, perfect for relaxing with a book or enjoying your favorite TV shows. Upstairs, you'll find a generous bonus room, a convenient upstairs laundry room, and three well-sized bedrooms. The master suite is a true retreat, offering a spacious walk-in closet and a luxurious 5-piece ensuite, providing the perfect space to unwind. The full, unfinished basement offers endless potential to create your ideal living space. Come see this fantastic home today, located in the lively and growing community of Legacy, where convenience, comfort, and style come together.