



**81 Legacy Glen Green SE  
Calgary, Alberta**

**MLS # A2289058**



**\$565,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,611 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Level, Ze		

<b>Heating:</b>	Central, High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows, Wired for Data		
<b>Inclusions:</b>	N/A		

Welcome to this affordable well-appointed two-storey home in the sought-after community of Legacy SE, ideally situated on a quiet, family-friendly street directly across from a green space complete with a park, basketball court, and extensive walking and cycling paths. Offering over 1,610 sq ft of above-grade living space, this 3-bedroom, 2.5-bathroom home combines functional design, quality finishes, and an exceptional location. The east-facing front porch is the perfect place to enjoy your morning coffee while taking in views of the park and green space across the street. Inside, the main floor features an open-concept layout with vinyl plank flooring and large front-facing windows that provide abundant natural light. The kitchen is thoughtfully designed with granite countertops, a central island with seating, tile backsplash, stainless steel appliances, and ample storage. The adjoining dining area overlooks the backyard, while a convenient 2-piece bath, rear mudroom entry, and main-level laundry add everyday functionality. Upstairs, the spacious primary bedroom offers a walk-in closet and private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The rear bedroom, measuring approximately 18'11" x 11'7", offers flexibility and could potentially be reconfigured into two separate above-grade bedrooms by adding a wall and door to the hallway, creating a functional 4-bedroom upper layout. The unfinished basement provides excellent potential for future development. Located just minutes from Legacy's 300-acre nature reserve, additional parks, schools, and shopping amenities, this home also offers convenient access to major roadways for an easy commute. A well-maintained property in a vibrant, amenity-rich community—schedule your private showing today.