



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2301954**



**\$780,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,039 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, No Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** NONE

**OPEN HOUSE:** SAT April 18 12pm-3pm & SUN April 19 12pm-3pm | Welcome to a home that truly delivers on every level—space, design, and everyday functionality coming together in a way that’s hard to find. With 6 bedrooms and over 2,800 sq. ft. of developed living space, this property stands out for all the right reasons. From the moment you step inside, you’re greeted by a bright, open-concept main floor built for real life, whether you’re hosting or enjoying a quiet night in, complete with a rare main floor bedroom perfect for guests, multi-generational living, or a private office. At the heart of the home, the kitchen makes a statement with built-in KitchenAid appliances, a gas range, quartz countertops, and a bold waterfall island, while the adjacent living room overlooks a private backyard, offering a sense of openness and calm. Upstairs, three generously sized bedrooms and a spacious bonus room provide the flexibility every family needs, while the primary suite feels like a retreat with its tray ceiling, walk-in closet, and well-appointed ensuite featuring double sinks, a soaker tub, and a separate shower, all complemented by the convenience of upper floor laundry. The partially finished basement adds even more value with 9-foot ceilings, two additional bedrooms, a separate entrance, and a full bathroom (potential), leaving room to customize to your lifestyle. Located in the sought-after community of Legacy, close to walking paths, parks, schools, and shopping, this home is immaculate, versatile, and designed to grow with you—an opportunity that goes beyond the ordinary.