



GRASSROOTS

REALTY GROUP

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**122 Legacy Glen Crescent SE
Calgary, Alberta**

MLS # A2304838



\$714,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,054 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Tray Ceiling(s)		

Inclusions: NA

OPEN HOUSE SAT MAY 2. 2-4 pm BETTER THAN NEW! Welcome to this beautiful 2-story detached home with 3 bedrooms and 2.5 baths in desirable Legacy SE Calgary. FRESH NEW PAINT throughout! PREMIUM HARDIE BOARD SIDING ON FRONT EXTERIOR. This home features many upgrades including high ceilings, LVP flooring, upgraded lighting, window blinds and quartz countertops throughout. . Entrance way is welcoming with tiled front entry with a bench and 9ft ceilings on the main floor. The main floor consists of a powder room, mudroom with closet and shelves, a WALK THROUGH PANTRY with ample storage space leading to the kitchen. The stunning kitchen entails full height kitchen cabinets, stainless-steel appliances, quartz countertops, full tile backsplash, and an island for additional seating. The living room has a decorative TILED GAS fireplace and open concept living and dining complete the main floor. The stairs leading to second floor consist of an upgraded BLACK SPINDLE RAILING giving it an open feel. Upstairs is a large bonus room with beautiful TRAY ceiling. The Primary bedroom is set aside from the 2 other bedrooms and also beautifully designed with Tray ceiling and an elegant 5 pc bathroom with private toilet, upgraded dual vanities, a soaker tub, stand-up glass tiled shower, and a walk-in closet with plenty of space! The upper floor also provides for two more south facing sun filled spacious bedrooms, a laundry room with Samsung washer/dryer, linen closet for storage and a full 3-pce bathroom. The unfinished basement is ready for your future development and has a ready made SEPERATE SIDE ENTRANCE. In the spacious yard , you’ll find a 10x 8 DECK ready for your summer bbq get-togethers and 3 sided fence. Legacy is a well located, family friendly neighborhood close to several amenities including bus stop &

childrens play park half a block away, Shops, grocery stores, banks, main highway, hospital etc. Book your showing today with your favorite realtor. You'll love it!