



**133 Legacy Glen Way SE
Calgary, Alberta**

MLS # A2310037



\$639,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,618 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Zero L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Furniture negotiable		

Welcome to a home designed for comfortable family living, both indoors and out. A covered front verandah welcomes you to this bright open plan with a central kitchen with contemporary white cabinetry, a stainless-steel appliance package, granite countertops and a large island with an eating bar - ideal for casual meals or easy buffet-style entertaining. The spacious dining exits to the deck for seamless indoor-outdoor hosting. The very spacious primary bedroom includes a walk-in closet and a 3-piece ensuite with built-in makeup desk and granite countertops. Two additional bedrooms, a 4-piece bath and laundry closet are conveniently nearby. A central family room provides flexible space for a student, artist, or home office. The fully finished lower level adds even more room to enjoy, complete with a rec room with roughed-in wet bar, a fourth bedroom, a full bathroom, and extra storage. Some unexpected upgrades are Central A/C, built-in speakers and blind package. With a 20' x 22' detached garage, a generous low-maintenance backyard, and a large deck, this affordable property offers the perfect setting to enjoy Calgary's outdoor season. Whether you envision space for a trampoline, hot tub, or hammock, the backyard is ready to become a favorite gathering place. Outdoor and sports enthusiasts will love this fabulous location, in this popular community, close to Purple Park with pump track, sliding, swinging, climbing and picnic area. There is another park nearby that has basketball hoops plus you are close to the ridge with scenic views and walking paths. There is a bus stop just down the street, and the community offers schools, an abundance of shopping and amenities. This spacious home offers the healthy, practical lifestyle your family has been looking for. A wonderful opportunity to live, play, and thrive without compromise. Don't be disappointed! Call your favorite agent

for a private viewing today!