



97 Legacy Glen Place SE
Calgary, Alberta

MLS # A2326043



\$639,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,568 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Storage

Inclusions: 10 owned solar panels (no lease/lien); Ecobee smart thermostat; Ring video doorbell; 2 Ring security cameras; ; LG Wash Tower ; outdoor permanent lights ;all garage door remotes (2); all blinds and window coverings; curtains and hardware in living room and primary bedroom; bathroom mirrors; mounted coffee shelves in kitchen; all attached fixtures.

Welcome to 97 Legacy Glen Place SE, an original-owner home in one of SE Calgary's most loved communities. Built by Jayman in 2023 and barely lived in, this home gives you everything a new build offers with more than \$40,000 in upgrades already done for you. Step inside to an open main floor with quartz counters throughout, a bright great room anchored by an electric fireplace, and a kitchen made for everyday life and weekend gatherings. Upstairs you will find three bedrooms plus a bonus family room, a layout that gives everyone their own space. This is a smart home, ready from day one. An Ecobee smart thermostat, a Ring video doorbell, and two Ring security cameras are all included, so you can manage comfort and keep an eye on things right from your phone. A premium LG ThinQ Wi-Fi WashTower makes laundry days simple, with wash and dry cycles you can start and monitor from an app. Programmable permanent outdoor lights wrap the home, giving you year-round curb appeal and custom colours for every holiday and occasion at the touch of a button. The double garage adds smart openers with remotes for easy, secure access. What sets this home apart is what you cannot always see. Ten owned solar panels keep your energy bills low and transfer right to you, no lease and no monthly payment. The home is Built Green Gold certified and EnerGuide rated, so comfort and efficiency are built in. The basement comes with nine-foot walls, a separate side entrance, and a bathroom rough-in, giving you real potential for a future lower-level living space, subject to City approval. Outside, a new detached double garage was added in 2024, fully permitted and inspected, opening onto the rear lane. The backyard is fully fenced and ready for summer. Living in Legacy means walking paths, ponds, and green space right outside your door, with schools,

playgrounds, and the Township shopping centre just minutes away. Quick access to Stoney Trail and Macleod Trail puts the South Health Campus, Spruce Meadows, and all of South Calgary within easy reach. Homes like this, better than new and priced to sell, do not stay on the market long. Book your showing today.