



GRASSROOTS
REALTY GROUP

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49 Legacy Glen Place SE
Calgary, Alberta

MLS # A2326852



\$610,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,448 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

Beautifully finished 3-bedroom + 1-bedroom home in the heart of Legacy, offering 1,448.4 ft²; RMS above grade plus a fully developed basement living space. The main floor features a bright open layout with a spacious living room, dedicated dining area, and a modern kitchen with excellent prep space. A convenient mud room and 2-pc bath complete the main level. Upstairs you'll find a generous primary bedroom with walk-in closet and private 3-pc ensuite, along with two additional bedrooms, a full 4-pc bath, and upper-floor laundry. Fully finished basement adds a fourth bedroom, 3-pc bath, a recreation/games area, and a separate family room. Outside, enjoy a fenced yard, rear deck, and a large detached double garage. Located on a quiet street steps from parks, pathways, schools, and Legacy's vibrant amenities. A turnkey home in one of SE Calgary's most desirable communities.