



GRASSROOTS
REALTY GROUP

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40 Legacy Glen Street SE
Calgary, Alberta

MLS # A2328362



\$519,000

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,400 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Smoking Home, Quartz Counters		

Inclusions: TV Wall Bracket(s), Floating Shelving

Welcome Home to this beautifully maintained property where thoughtful upgrades and everyday comfort come together. The bright, open-concept main floor features durable laminate flooring, elegant knockdown ceilings, and a stunning kitchen complete with crisp white cabinetry, QUARTZ countertops, stainless steel appliances, and plenty of workspace for everything from busy mornings to entertaining family and friends. Stay cool all summer long with CENTRAL AIR CONDITIONING. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat featuring a luxurious 5-piece ensuite with DOUBLE SINKS and large walk-in closet, creating the perfect place to unwind at the end of the day. The convenient upper level laundry room and another 4-piece bathroom round out this level. Step outside and enjoy the beautifully appointed SCREENED-IN PORCH, an ideal extension of your living space where you can enjoy your morning coffee or relax on warm summer evenings without the bugs. Alternatively, head down to the grassy area to enjoy the sun in your private fenced backyard. The elongated single attached garage offers your vehicle a warm home during the winter months with an EXTENDED WIDTH DRIVEWAY providing additional parking for two more cars. This beautifully maintained home features modern finishes, a functional floor plan, and upgrades that make daily living just a little easier, all within walking distance to Legacy's new k-9 school, Township Shopping Centre, parks and bike paths. Contact your favourite Realtor today to schedule a private viewing!