



GRASSROOTS
REALTY GROUP

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79 Legacy Glen Row SE
Calgary, Alberta

MLS # A2334995



\$630,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,682 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Unpack, relax, and step into effortless luxury. Perfectly maintained and showcasing pristine showhome-level presentation, this exceptionally designed 4-bedroom, 3.5-bath residence offers a rare opportunity to own a fully finished, move-in-ready property in one of South Calgary's most sought-after neighborhoods. From the moment you step inside, you are welcomed by bright, light-filled open-concept living spaces accented by luxury vinyl plank flooring and refined finishes. The inviting living room features a statement fireplace, creating a cozy focal point that seamlessly connects to the dining space and gourmet kitchen. Designed for both daily life and hosting, the kitchen boasts timeless cabinetry, durable quartz countertops, a spacious center island, and a full suite of stainless steel appliances—highlighted by a newly installed dishwasher and a brand-new microwave hoodfan. A dedicated main-floor den provides an ideal work-from-home space, complemented by a convenient rear mudroom and a 2-piece powder room. Upstairs, retreat to the serene primary suite, complete with a walk-in closet and an opulent 5-piece ensuite bathroom. Two generous secondary bedrooms with built-in storage share a full 4-piece bath, positioned near the upstairs laundry area for ultimate convenience. The fully finished basement expands your living footprint even further, featuring an oversized recreation room perfect for movie nights or gym space, a large 4th bedroom, and another full 4-piece bathroom—ideal for guests, teenagers, or extended family. Out back, enjoy your private outdoor oasis featuring a spacious entertainer's deck, a brick patio, and access to the double garage. Don't wait—opportunities to own a home of this caliber in Legacy don't come around often. Schedule your private viewing today!

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