



GRASSROOTS
REALTY GROUP

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80 Legacy Glen Row SE
Calgary, Alberta

MLS # A2335082



\$549,800

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,560 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this Rare opportunity to own a Beautifully maintained 4-Bedroom home with a Fully developed basement and Double detached garage in the highly sought-after community of Legacy! With 2250 square feet of Developed living space and situated on a quiet, Family-Friendly street, this charming home offers outstanding curb appeal with a welcoming covered front porch. Step inside to discover a bright and inviting main floor featuring an abundance of natural light, a spacious family room with a stylish upgraded feature wall, a well-appointed kitchen complete with a pantry, large island, and a generous dining area perfect for everyday living and entertaining. Upstairs, you'll find a peaceful primary retreat showcasing a beautiful accent wall, walk-in closet, and a 4-piece ensuite with double sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and the convenience of upper-floor laundry complete the second level. The fully developed basement expands your living space with a spacious family room, a fourth bedroom with a large window, a full bathroom, and a versatile flex area ideal for a home office, gym, or playroom. Additional features include central air conditioning, a rear deck and a double detached garage. Ideally located close to parks, walking paths, schools, coffee shops, shopping, and Heritage Pointe Golf Club. With all the major features already completed, this move-in ready home offers outstanding value in one of Calgary's most desirable communities. Don't miss your opportunity—book your private showing today!