



GRASSROOTS
REALTY GROUP

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85 Legacy Glen Point SE
Calgary, Alberta

MLS # A2335703



\$660,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,788 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Walk-In Closet(s)		
Inclusions:	None		

This exceptionally well-maintained Jayman-built detached laned home in Legacy offers a thoughtfully designed layout with a MAIN-FLOOR BEDROOM and full 4-piece bathroom, ideal for guests, extended family, or a private home office. The open main floor features a modern kitchen with two-tone cabinetry extending to the ceiling, built-in appliances, ample counter space, and a large peninsula with seating. At the back, the SCREENED-IN DECK extends the living space outdoors for dining, relaxing, or entertaining. Upstairs, you'll find a spacious PRIMARY BEDROOM with a walk-in closet and private 3-piece ensuite, two additional bedrooms, another full bathroom, convenient upper-floor laundry, and a BONUS ROOM. Additional highlights include LAMINATE FLOORING THROUGHOUT THE HOME — NO CARPET, MOTORIZED BLINDS, SOLAR PANELS, HOT WATER ON DEMAND, a fully fenced, low-maintenance front and backyard, an unfinished basement with future development potential, and a DOUBLE DETACHED GARAGE. Located close to Legacy's parks, pathways, schools, shopping, restaurants, and major routes including Stoney Trail and Macleod Trail.