



GRASSROOTS
REALTY GROUP

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75 Legacy Glen Row SE
Calgary, Alberta

MLS # A2336228



\$609,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,702 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Built for today's modern lifestyle, this beautifully maintained and freshly painted home offers over 1,701 Sq.Ft. of thoughtfully designed living space in the highly sought-after community of Legacy. Featuring 3 bedrooms, 2.5 bathrooms, central air conditioning, a high-efficiency furnace, and a double detached garage, this move-in ready property delivers the perfect combination of comfort, functionality, and flexibility. The bright open-concept main floor is designed for both everyday living and entertaining. At the heart of the home is a spacious kitchen featuring granite countertops, a large centre island with seating, stainless steel appliances, abundant cabinetry, and generous counter space that will satisfy even the busiest family. A standout feature of this home is the versatile main floor flex room. Whether you need a formal dining room, children's playroom, home office, or a professional space for a home-based business such as a hairstylist, esthetician, accountant, consultant, or tutor, this room easily adapts to your lifestyle. Upstairs, the spacious primary bedroom features a walk-in closet and a well-appointed 5-piece ensuite complete with dual sinks, a separate soaker tub, and a standalone shower. Two additional bedrooms, a full 4-piece bathroom, and the convenience of upper-floor laundry complete the second level. The unfinished basement provides an excellent opportunity to design additional living space that suits your family's needs, whether it's a recreation room, home gym, media room, or additional bedrooms. The entire home has been freshly painted from top to bottom, creating a clean, modern, move-in ready environment. Outside, you'll appreciate the fully landscaped backyard featuring low-maintenance artificial turf, allowing you to spend more time enjoying your outdoor space and less time maintaining it. The double detached garage

completes this exceptional property. Located in one of Calgary's most desirable communities, Legacy offers beautiful parks, playgrounds, extensive walking paths, schools, shopping, restaurants, and convenient access to major roadways, making it an outstanding place to call home. Thoughtfully designed, exceptionally maintained, and offering the flexibility today's homeowners are looking for, this is a home you'll appreciate from the moment you walk through the front door.