



GRASSROOTS
REALTY GROUP

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66 Legacy Glen Crescent SE
Calgary, Alberta

MLS # A2336486



\$699,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,067 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: Tv wall mount in bonus room

**** OPEN HOUSE SAT 1-3PM **** Located in the desirable community of Legacy, this 2-storey home offers 2,065 sq. ft. of developed living space with a bright, open layout designed for everyday living. The main floor features 9' knockdown ceilings, large rear windows and plenty of natural light throughout. The kitchen is finished with quartz countertops, stainless steel appliances, ample cabinetry, a large centre island and a walk-through pantry, creating a functional space that connects easily with the dining area and living room. A tile-surround gas fireplace adds a comfortable focal point to the living space, while a 2-piece bathroom and mudroom complete the main level. Upstairs, the primary bedroom features a large walk-in closet and a 5-piece ensuite with dual vanities, a deep soaker tub and separate tiled shower. A central bonus room adds another flexible living area and provides separation between the primary bedroom and the two additional bedrooms, both of which offer large closets. Upper-floor laundry and a full bathroom round out the second level. The unfinished basement offers plenty of room for future development, with tall ceilings, a bathroom rough-in, and separate side entrance provide added flexibility. Outside, the fully fenced and landscaped yard is ready to enjoy, while central air conditioning keeps the home comfortable through Calgary's warmer summer months. Set in the family friendly community of Legacy, this home is surrounded by parks, playgrounds and an extensive network of scenic walking paths, making it easy to get outside and enjoy the neighborhood. Families will especially appreciate having the new Living Spirit K-9 School within walking distance, while nearby public transit adds everyday convenience. With shopping, restaurants and services just minutes away, along with quick access to major routes, this is a

location that makes day-to-day family life incredibly easy!