



GRASSROOTS
REALTY GROUP

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86 Legacy Glen Way SE
Calgary, Alberta

MLS # A2345957



\$599,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,790 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Central Air Conditioner and Water Softener via assumed lease.		

OPEN HOUSE SATURDAY SEPT. 26, 1:00-3:00. What an incredible opportunity to get into the Calgary market with almost 1,800 square feet of bright, inviting living space and room to grow. Situated on a corner lot, this very pretty home offers tons of parking, including off street parking for two vehicles at the back. There is plenty of room to build a future garage while still leaving a spacious, fully fenced backyard for kids, pets and summer fun. As you drive up, notice the charming front porch, a sunny little spot just waiting for your morning beverage. Step inside and you will immediately appreciate the thoughtful floor plan. The vinyl plank flooring flows through the entire main floor. The front den has its own door, making it ideal for a home office, toy room or quiet homework space. The main living area is bright, spacious and open, with oversized windows allowing natural light to pour in. A beautiful wallpapered feature wall adds personality to the living room, with plenty of space for comfortable furniture and a big screen TV. The dining area easily accommodates a large table, making it perfect for family dinners and entertaining friends. The sparkling white kitchen is accented beautifully by a contrasting black peninsula and offers an incredible amount of storage. You will love the huge walk-in pantry, abundance of pot and pan drawers and the oversized window above the sink overlooking the backyard. A convenient mudroom is located just inside the back door, along with a pretty 2 piece guest bathroom featuring another fun wallpaper detail. Upstairs, all of the bedrooms are generously sized. The adorable secondary bedroom is bursting with character, while the primary bedroom offers a large walk-in closet and spacious ensuite with a separate shower and soaker tub. The long vanity even includes a dedicated sitting area. A full bathroom is perfect for the kids to share,

and convenient upper floor laundry is tucked away in its own spacious room. The unfinished basement is ready for your ideas and has an easy layout to envision finished. There is plenty of room for a future family room, bedroom and bathroom while still maintaining valuable storage space. Throughout the home, oversized windows create an abundance of natural light and an airy, cheerful feel. Six solar panels are an added bonus, helping to reduce utility costs. Leased central air conditioning will keep you comfortable through Calgary summers, while the water softener is another welcome feature. With almost 1,800 square feet, a large yard, fantastic parking and room to add a garage, this is a wonderful opportunity to put down roots in Calgary and make this home your own.