



GRASSROOTS
REALTY GROUP

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207 Legacy Glen Way SE
Calgary, Alberta

MLS # A2348255



\$639,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,650 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Re		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Few Trees, Front Yar		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: None

This unique home brings something different to Legacy with a thoughtfully divided four level layout that gives everyday life its own distinct places to gather, unwind and retreat. Step inside to a welcoming living area where large windows, contemporary flooring and an elegant fireplace feature wall create a comfortable space that feels connected while remaining separate from the rest of the home. A few steps above, the kitchen and dining level becomes the natural gathering point, with generous room for everyday meals, entertaining and direct access to the elevated rear balcony. Upstairs, the primary bedroom is complemented by a walk in closet and private three piece ensuite, while two additional bedrooms, a four piece bathroom and conveniently placed laundry complete the level. The developed basement extends the versatility even further with a family room, fourth bedroom, three piece bathroom, walk in closet and additional storage space. Outside, the elevated deck overlooks a fenced backyard with room to enjoy warmer Calgary days, while the detached garage provides valuable parking and storage away from the main living space. The home's colourful exterior, welcoming front porch and distinctive architectural profile give it a memorable presence from the moment you arrive. Additional upgrades includes 6 solar panels and a tankless heater. Very well maintained ...Ready To Move In! Beyond the property, Legacy offers an extensive network of pathways, parks and playgrounds along with convenient access to everyday shopping and services throughout its growing commercial districts. Legacy With Macleod Trail and 210 Avenue SE providing key connections beyond the community, this is a home that pairs an uncommon interior layout with the everyday convenience of one of southeast Calgary's established newer communities. Legacy Schedule your viewing

today!