



GRASSROOTS
REALTY GROUP

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117 Legacy Glen Crescent SE
Calgary, Alberta

MLS # A2348500



\$874,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,299 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot, See Remarks, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board, Stone, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters

Inclusions: Hot Tub, Garage Storage Shelving

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

****OPEN HOUSE SAT OCT 3rd 1-4PM**** With more than \$150,000 invested in upgrades, this custom Calbridge home delivers 3,000 sq ft of developed living space, refined design and exceptional function on a quiet street in Legacy. Completed in December 2021, it offers 2,300 sq ft above grade plus a fully developed basement, a widened oversized garage, central air conditioning and Hardie Board siding on all four sides. Inside, wide plank luxury vinyl flooring in a warm beechwood tone introduces a main level filled with thoughtful details. The front powder room features wainscotting and plaid wallpaper, while the impressive central kitchen showcases custom 48 inch white cabinetry extending to the ceiling with crown moulding, a wood hood fan, high end stainless steel appliances, gas range, hammered subway tile backsplash, gold fixtures, white Silgranite sink and a walk in pantry. Upgraded quartz countertops finish the generous island, illuminated by two oversized gold pendants. Designed for gathering, the kitchen opens to a spacious dining area and an inviting living room anchored by an custom gas fireplace and built-in open shelving in warm beech toned wood. Tucked around the corner, the widened private office includes a barn door, custom built in desk, cabinetry and shelving, with two windows bringing in natural light. The mudroom adds a custom bench with hooks and shoe cubbies, along with a walk-in coat closet. Hunter Douglas blinds, custom curtains, upgraded lighting, flooring, doors and hardware elevate the home throughout. Upstairs, white wood railings and statement gold fixtures frame the open to above staircase. A central bonus room with media wiring separates two secondary bedrooms, each finished with upgraded sliding closet doors and wallpaper feature walls, from the primary

retreat. The walk in laundry room includes custom cabinetry and wainscotting, while the nearby four piece bathroom uses a pocket door for additional privacy. Two steps lead into the primary bedroom, where a vaulted ceiling and upgraded fixtures create a true retreat. The custom walk in closet offers extensive built in storage, and the beautifully upgraded five piece ensuite features dual sinks, concealed medicine cabinets, custom panelling surrounding the tub and a tiled shower with niches and frameless glass. The fully developed basement was dug deeper to provide approximately nine foot ceilings and includes a large recreation room with media wiring and built in speakers, an additional bedroom, a four piece bathroom and storage. Cat6 ethernet wiring throughout supports modern work and entertainment. Set on a landscaped semi pie lot, the backyard is ready for outdoor living with a full width deck, natural gas line, hot tub with shelter, retractable power awning, mature trees and privacy screening. With extensive custom upgrades, versatile family spaces and a location surrounded by Legacy's pathways, parks and everyday amenities, this is a home built to be enjoyed for years to come.