

45 Legacy Glen Street SE
Calgary, Alberta

MLS # A2173939



\$534,900

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,301 sq.ft.	Age:	2018 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

**** MOVE IN NOW - HOT NEW LISTING **** Best value in the beautiful Legacy community where greenspace & fun is abundant! This home offers you over 1300+ sq ft of maximized "SPLENDID" living space for your enjoyment. **BONUS:** Single attached garage, full parking concrete driveway, and a bright sunny south-facing back yard. You are welcomed into a lovely open floor plan with wide plank laminate floors & boasting great windows that invite natural daylight in, along with a smooth transition that leads into a great kitchen with an oversized central island featuring a sink/flush eating bar, corner pantry, stainless steel appliances which include a fridge, smooth top range, built-in dishwasher and over the range microwave. The great room enjoys views from a large window and 9' main-floor ceilings. Upstairs: beautiful primary bedroom with a walk-in closet & 3 piece private ensuite. Plus, a central loft area, 2 more bedrooms & 4 a main bath. The sizeable expansive yard is fully fenced with a wood deck, rear lane & landscaped. Welcome Home! You must put this home onto your 'Must See List! Situated within walking distance to the park and only minutes away from the newly developed Township Shopping Area, it provides the convenience of having everything you could need fitting in your own neighborhood. Restaurants, groceries, and coffee shops all create a wonderful community and lifestyle for you to enjoy. With quick access to McLeod and Stony Trail while soaking up nature with a 300-acre environmental reserve as your surroundings, Legacy is the ideal choice to start creating new memories. Discover today and welcome home. Call your friendly REALTOR(R) to book a viewing!