

**94 Legacy Glen View SE**  
**Calgary, Alberta**

**MLS # A2175258**



**\$549,999**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Front Drive, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to this immaculately maintained home nestled on a spacious corner lot in the extremely popular community of Legacy. You'll immediately notice the modern colour palettes and desirable open plan welcoming you into the spacious main floor that offers an extended sight line to the back of the kitchen creating a smooth transition from your main living area to your designated dining area and wonderful kitchen! Boasting exquisite quartz counters, stainless steel appliances and a large central island, this home is sure to impress. Directly off the kitchen, the patio doors lead you out to a large, well maintained, south facing backyard with a nice deck complete with a gas line for your BBQ. Nicely separated from the main living area is a convenient two piece guest bathroom rounding out this fantastic space. Upstairs you'll discover the luxurious master bedroom complete with an attractive en-suite with a massive shower, dual sinks and a large walk-in closet. You'll love the convenient second floor laundry room, two additional bedrooms and four piece main bath. The unspoiled basement, with bathroom rough in, leaves you with various options for your future development and the convenience of the single attached garage is something you'll appreciate, especially with winter around the corner! Close to green spaces, shopping and all other amenities this home is truly something special, book a private viewing and see for yourself!