



38 Legacy Glen Common Calgary Alberta

\$574,500

Welcome to this exceptional 3-bedroom, 3.5-bathroom duplex located in the highly sought-after community of Legacy. Step into the inviting foyer and admire the light brown luxury vinyl flooring that flows seamlessly throughout the main level. This home features an open floor plan, creating a harmonious blend of the living room, dining area, and kitchen, making it perfect for both relaxation and entertaining. The living room offers a cozy space for family movie nights or quiet evenings at home. Adjacent to the living area, the dining room is thoughtfully designed with a view of the backyard, providing the perfect backdrop for family meals. The kitchen is a chef's delight, complete with stainless steel appliances, quartz countertops, a functional kitchen island, and an abundance of cabinets for all your storage needs. Step outside to your backyard, where a deck provides the perfect spot for outdoor gatherings and relaxation. The main level is completed with a convenient 2-piece bathroom. Make your way upstairs to find three well-appointed bedrooms and two bathrooms. The first two bedrooms are spacious and versatile, ideal for children's rooms, guest rooms, or even a home office. The 4-piece bathroom on this level includes laminate countertops and additional under-sink cabinet storage, ensuring a clutter-free space. The primary bedroom is a true retreat, featuring a large walk-in closet and a private 4-piece ensuite bathroom. The ensuite is equipped with laminate countertops, ample cabinet space, and drawers for extra storage. Head down to the finished basement, where you'll find a recreation room perfect for entertaining or relaxing. The wet bar adds an extra touch of convenience, making it an excellent space for hosting friends and family. Legacy is a vibrant community known for its abundance of green spaces, nearby shopping, and convenient access to schools, including All...

4pc Bathroom 8.17 M x 4.75 M

Recreational, Games room 16.00 M x 19.92 M

Furnace 16.00 M x 7.42 M

2pc Bathroom 6.83 M x 3.00 M

Dining room 7.08 M x 12.75 M

Kitchen 9.83 M x 12.67 M

Living room 12.83 M x 11.17 M

4pc Bathroom 7.50 M x 7.75 M

4pc Bathroom 5.17 M x 11.75 M

Bedroom 8.83 M x 12.17 M

Bedroom 8.92 M x 11.83 M

Primary Bedroom 11.17 M x 11.83 M

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