



# 45 Legacy Glen Street Calgary Alberta

\$564,900

Terrific home in the beautiful community of Legacy 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 offers 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 en suite. Plus, a central loft area, 2 more bedrooms & 4 piece main bath. The large wide 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 right 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! (id:6769)

Living room 16.58 Ft x 9.32 Ft  
 Kitchen 11.09 Ft x 8.66 Ft  
 Dining room 8.83 Ft x 7.84 Ft  
 Pantry 4.00 Ft x 3.74 Ft  
 Foyer 9.68 Ft x 6.43 Ft  
 2pc Bathroom 7.00 Ft x 2.92 Ft  
 Bonus Room 10.92 Ft x 7.51 Ft

Primary Bedroom 11.09 Ft x 10.60 Ft  
 Other 6.00 Ft x 3.84 Ft  
 3pc Bathroom 8.83 Ft x 6.00 Ft  
 Bedroom 9.74 Ft x 8.25 Ft  
 Bedroom 8.92 Ft x 8.33 Ft  
 Laundry room 3.35 Ft x 2.92 Ft  
 4pc Bathroom 9.09 Ft x 4.92 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE (CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net