

54 Legacy Glen Crescent SE
Calgary, Alberta

MLS # A2236669

\$849,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,310 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: tv wall mount, attached record player shelf, attached wall shelf in great room

Absolutely spectacular fully developed home in the desirable community of Legacy! Located on a very quiet street and just a short walk to the new school, easy bus ride to the LRT station, and close to community pathways! This 2-storey home has over 3000 sq ft of developed space which has been incredibly well-maintained with a fully permitted basement completed by the builder, Calbridge Homes. It offers 4 bedrooms, 3.5 bathrooms, and substantial upgrades throughout. Luxury vinyl plank flooring and 9 ft ceiling on the main floor with a bright and open entryway. A stunning kitchen offers two tone full height cabinetry with lower lights, an expanded central island with a stool bar, quartz counters, upgraded herringbone backsplash, upgraded stainless steel appliances with a gas stove and water/ice in the fridge. Fantastic layout with a walk-in pantry next to a walk-in closet with built-in shoe benches in the mudroom and a private 2-pce bathroom nearby. A bright and spacious dining area plus a generous living room with a gas fireplace. A tucked away flex space makes a great home office or kids' play area. Upstairs, a central bonus room with tray ceiling separates the primary bedroom from the rest of the floor. The luxurious primary suite offers a cathedral ceiling, a huge walk-in closet with custom solid shelving, a 5-pce spa ensuite with dual sink vanity, quartz counter, standalone tub, large 10mm glass shower with a tiled nook for toiletries, full tile surround, and a pocket door! Two large kids' rooms plus a 4-pce upper bathroom with quartz counter and convenient upper laundry room. The fully developed basement has an expansive rec room, a large 4th bedroom with walk-in closet, 4-pce bathroom, and remaining storage. Other upgrades include Hardi board siding on the front, upgraded light fixtures throughout, quality blinds, an upgraded railing, air conditioning, and

rough-in for radon venting. The oversized double attached garage is 24.5 ft x 19 ft, fully insulated, drywalled, and painted with an 8 ft garage door! The zero-maintenance SE-facing back yard has a massive deck (with permits), astroturf lawn, and a vinyl fence.