

## 119 Legacy Glen Park SE Calgary, Alberta

**MLS # A2252020**



**\$868,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,533 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Side By Side		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, Pantry		

**Inclusions:** Freezer in Pantry

Welcome to this stunning Jayman-built family home perfectly situated in the highly desirable community of Legacy. Backing directly onto school grounds, green space, and a park, this property offers unbeatable views and everyday convenience for families. Step inside to a bright open-concept main floor, highlighted by oversized triple-pane windows that fill the space with natural light while keeping the home quiet and energy efficient. The chef's kitchen is a dream, complete with TWO granite islands, premium stainless steel appliances (including a gas range, wall oven, and Venmar hood fan), and an oversized walk-in pantry large enough for a second fridge or freezer. The adjoining dining and family rooms overlook the backyard, where a cozy gas fireplace creates the perfect atmosphere for family gatherings. Upstairs, a central bonus room offers flexibility for movie nights or a quiet office, while three bedrooms, two full bathrooms, and an upper-level laundry room provide everyday convenience. The primary retreat is truly special, featuring TWO walk-in closets, double vanities, a relaxing soaker tub, and a stand-alone shower. The backyard is fully landscaped for low maintenance living, featuring a 13' x 9'8" deck with a built-in BBQ gas line, a massive 34' x 15'8" concrete patio, and easy-care flower beds and walkways—perfect for entertaining or simply relaxing while watching the kids play in the park directly behind. The lower level offers even more potential with a spacious undeveloped basement waiting for your personal touch. Additional highlights include a Navien tankless water heater and direct access to Legacy's extensive pathways, schools, and amenities. The approved new Legacy Catholic K-9 School is expected to be completed by 2026, making this location even more desirable. Don't miss this opportunity to

own a move-in ready home on a park-backing lot with a low-maintenance backyard, energy-efficient triple-pane windows, BBQ-ready deck, and a large unfinished basement. \*\*\*Open House Saturday Sept 6th, 12-3pm\*\*\*