

**62 Legacy Glen Terrace SE**  
**Calgary, Alberta**

**MLS # A2295890**



**\$809,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,312 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Wet Bar		

**Inclusions:** None

Discover the inviting charm of this 6-bedroom, 3.5-bath detached home offering over 3,200 sq. ft. of finished living space in Legacy. The main floor features 9-ft ceilings and a bright, open layout with a cozy living-room fireplace, hardwood flooring, a large home office, and a chef-inspired kitchen with built-in appliances, upgraded quartz counters, a walk-through pantry, and an oversized island. Upstairs you'll find four generous bedrooms, a bonus room with tray ceiling, convenient upper-level laundry, and a spacious primary bedroom with a tray ceiling, spa-style ensuite (double vanity), and walk-in closet. The fully developed basement—with side entry—adds two more bedrooms, a recreation room, a sleek wet bar, and a full bathroom—great for extended family, guests or future secondary suite potential (subject to approval and permitting by the city/municipality). Outside, enjoy a landscaped backyard with a large deck—perfect for summer barbecues and family gatherings. And don't forget, you'll be living in Legacy, near Ponds, All Saints High School, Living Spirit K-9 School, Township Shopping Centre, playgrounds, and with easy access to McLeod Trail. Enjoy walking paths and nature views at the nearby environmental reserve, and a future elementary school.