

# \$660,000 - 165 Legacy Glen Way Se, Calgary

MLS® #A2163894

**\$660,000**

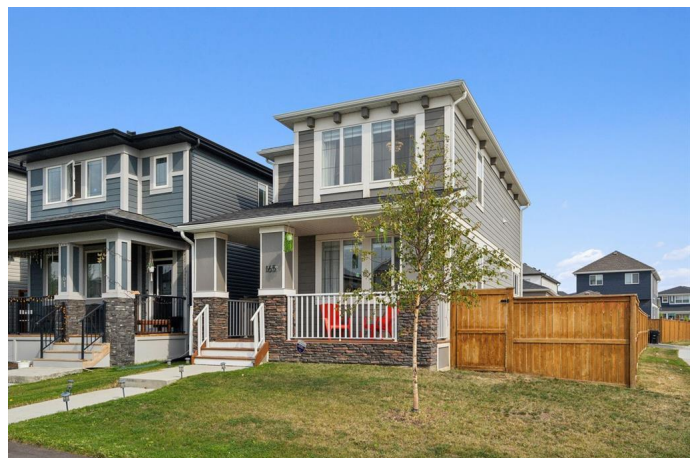
4 Bedroom, 4.00 Bathroom, 1,502 sqft

Residential on 0.09 Acres

Legacy, Calgary, Alberta

Welcome Home! This charming home is fully developed and offers 2180 sq ft of developed living space and is ideally located in the family-friendly community of Legacy. Nestled on a corner lot, offering an inviting setting with a cozy front veranda, perfect for relaxing and enjoying the welcoming neighborhood atmosphere.

As you step inside, youâ€™™ll be captivated by the open concept floor plan exuding warmth and a modern flair. The living room boasts large windows allowing the space to be filled with beautiful sunlight. A striking wood accent wall perfectly complements the electric fireplace, creating a cozy yet sophisticated ambiance. The kitchen is the heart of the home boasting a stainless steel appliance package that is perfectly paired with gleaming quartz countertops that offer a sleek, polished finish. The expansive island not only provides extra prep space but doubles as a breakfast bar. Whether you're a seasoned cook or just love hosting, this kitchen is sure to impress with its modern upgrades and thoughtful design. The spacious dining area is the ideal spot for casual meals or entertaining guests. The upper level of this home offers convenience and comfort with three spacious bedrooms, including a primary suite that features a walk-in closet and a private ensuite bath. Completing the floor is a full main bathroom and laundry, adding practicality to everyday living. Custom curated feature walls add a touch of luxury making this home a true



standout in style and comfort. Upgraded lighting and window coverings elevate the home, blending natural textures with contemporary flair & Central Air conditioning ensures you will stay cool through the warm summer months.

The fully developed basement offers additional living space, featuring a spacious rec room that's perfect for movie nights, entertaining, or a play area as well as a den space. You'll also find a fourth bedroom, ideal for guests or a home office, and a convenient bathroom, providing extra comfort and privacy. This lower level adds great flexibility and functionality to the home!

The southeast-facing backyard is a true oasis, featuring not one but two wooden decks, perfect for relaxing, entertaining, or soaking up the sun. Whether you're hosting summer barbecues or enjoying quiet mornings with coffee, these decks provide the ideal outdoor retreat. Completing the package is an insulated double detached garage, offering ample parking and a work space and extra storage. Legacy is home to interconnected walking trails, several playgrounds, a future elementary school and offers convenient access to a wide range of dining options and excellent retailers, making it easy to meet all your needs close to home.

Built in 2018

**Essential Information**

MLS® #	A2163894
Price	\$660,000
Sold Price	\$655,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,502

Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	165 Legacy Glen Way Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4G6

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Other
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Corner Lot, Zero Lot Line
Roof	Asphalt
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 11th, 2024
Date Sold	September 24th, 2024
Days on Market	13
Zoning	R-1N
HOA Fees	60.00
HOA Fees Freq.	ANN

**Listing Details**

Listing Office           CIR Realty

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