

# \$739,900 - 113 Legacy Glen Circle Se, Calgary

MLS® #A2206823

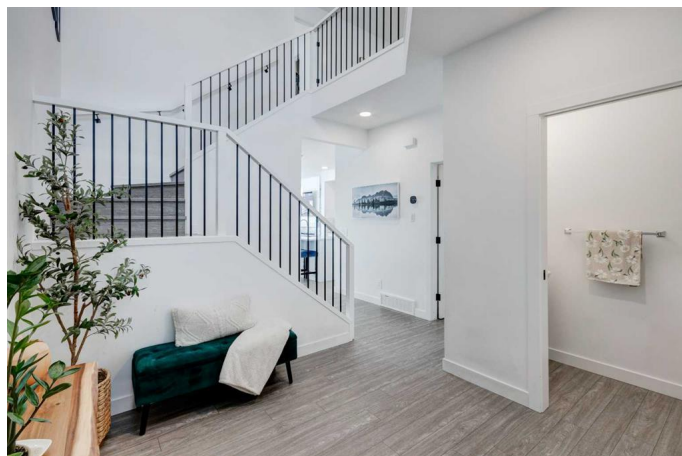
**\$739,900**

3 Bedroom, 4.00 Bathroom, 1,855 sqft

Residential on 0.07 Acres

Legacy, Calgary, Alberta

Welcome home to this positively beautiful, fully finished home in desirable Legacy overflowing with HIGH END upgrades throughout. The 2 storey entry floods with natural light, the finishes are clean and modern and give a real sense of affordable luxury. You will find a spacious mud room just off the garage that connects to a large, walk through pantry for easy grocery management. The kitchen is a stunner with several upgraded, stainless steel appliances including built-in oven, built-in microwave, induction cooktop, range hood and large island for hosting memorable get-togethers with friends and family. The main floor also enjoys a cozy fireplace with gorgeous tile and mantel features, as well as a spacious dining area with all the room you need for a fabulous dining experience. As you move up to the second level you will love the upgraded railing details and notice there is NO CARPET upstairs, just luxury vinyl plank throughout! The bright principle bedroom is an absolute show stopper with spa-like, five piece ensuite and a huge walk in closet. Well located between the bedrooms, the upstairs bonus room is perfect for a play room, homework space, fitness area or home office. Two additional bedrooms and upstairs laundry round out the top floor. The basement level is FULLY FINISHED with a large recreational space, three piece bathroom, and a flexible room without a window. The fully fenced and landscaped yard is your dog's dream come true with turf for easy clean up and low



maintenance giving you more time to enjoy the massive South/West exposed deck for hosting BBQ parties all year! Other highlights include central air conditioning, water softener and WATTS soffit + landscape lighting. All this just steps from the wonderful parks and pathways Legacy has to offer. Call your favourite Realtor and book your private viewing today!

Built in 2022

### **Essential Information**

MLS® #	A2206823
Price	\$739,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,855
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	113 Legacy Glen Circle Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4R6

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Oven-Built-In, Induction Cooktop
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Level, Low Maintenance Landscape, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.