

\$620,000 - 42 Legacy Glen Common Se, Calgary

MLS® #A2204784

\$620,000

4 Bedroom, 4.00 Bathroom, 1,488 sqft
Residential on 0.06 Acres

Legacy, Calgary, Alberta

Welcome to Legacy Glen Common, a quiet street only steps from the soon to be open Legacy K-9 School. This fully finished 4 bedroom, 3.5 bathroom home has over 2000 square feet of Air Conditioned developed space. The attention to detail and pride of ownership is apparent throughout. Luxury Vinyl Plank floors throughout the main floor including in the kitchen, a place youâ€™d be proud to entertain guests. Quartz counters, including the large island, stainless steel appliances, with a gas range, and loads of storage including central pantry. The Cabinetry is upgraded with pot & pan drawers, roll out shelves for those small appliances, and recycling pull out. Open to the kitchen are the dining room and cozy living room. Real Brick walls are the real show stopper in this home. There isnâ€™t another home in all of Legacy that offer this handsome and unique feature. Upstairs is the primary bedroom with stunning ensuite with dual sinks, standup shower with 10 ml glass, and a walk-in closet full of built-ins. Conveniently, youâ€™ll find the laundry room upstairs with 2 secondary bedrooms and another full bathroom. The lower level, with 9 foot ceilings, is fully finished offering a bedroom, full bathroom, the perfect family rec room and wet bar awaiting that popcorn machine for movie nights! The fully landscaped backyard is a fantastic space that includes a deck with gas line for the grill, concrete pad for the firepit/patio set and lovely trees and shrubs. Plenty of storage in the



utility room and in the attached garage, complete with mezzanine and gladiator storage solutions. Set in a great family community, this is the perfect home to build your family legacy.

Built in 2018

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2204784 |
| Price | \$620,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,488 |
| Acres | 0.06 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 42 Legacy Glen Common Se |
| Subdivision | Legacy |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 3Y8 |

Amenities

| | |
|----------------|-------------------------------------|
| Amenities | Other |
| Parking Spaces | 3 |
| Parking | Front Drive, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No |
|-------------------|---|

| | |
|--------------|---|
| | Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 22nd, 2025 |
| Days on Market | 12 |
| Zoning | R-2M |
| HOA Fees | 60 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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