

232 Legacy Glen Parade SE  
Calgary, Alberta

MLS # A2223473



\$699,900

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,845 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, Low Maintenance Landscape, Private,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Composite Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Main Floor TV Mount, Office TV Mount, 2x Powder Room Shelves, 3x Bonus Room Shelves, Bonus Room TV Mount, 2x Shelves Main, Bathroom, 2x Ensuite Shelves, AC, Garage Opener + 2 Remotes, Suite: Washer, Dryer, Fridge, Stove, Dishwasher, Hoodfan

Prepare to be captivated by this exceptional 1,844 sq. ft. family home, meticulously designed and boasting endless upgrades. From its charming curb appeal, you'll step inside to an abundance of natural light illuminating the inviting living room, spacious dining area, and a stunning kitchen featuring upgraded cabinetry, luxury appliances, quartz countertops, a beautiful backsplash, and an oversized breakfast bar. A dedicated main floor office ensures a seamless work-from-home experience. Ascend the stylish staircase with spindle railings to the serene second level. The intimate primary suite is a true retreat, complete with an expansive walk-in closet and a generous ensuite bathroom offering built-in speakers, a fully tiled shower with 10mm glass, dual vanities with upgraded storage, and a must-have makeup vanity. You'll also find a cozy bonus room &mdash; ideal for movie nights or a play area &mdash; a spacious upper-level laundry, a well-appointed 4-piece bathroom, and two additional kids' bedrooms. But wait, there's more! The WOW factor continues downstairs with a charming 2-bedroom secondary suite! Plus, enjoy an incredible southwest-facing backyard that backs directly onto a park. This home is truly one-of-a-kind, perfect for first-time homebuyers or savvy investors. Call today for a private tour or check out the 3D virtual open house!