

**110 Legacy Glen Common SE
Calgary, Alberta**
MLS # A2245044


\$519,900

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,307 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Standard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

| FULLY RENOVATED | SINGLE ATTACHED GARAGE | 3 BED & 2.5 BATH | BONUS ROOM | Welcome to this beautifully renovated home, thoughtfully updated with high-end features such as expansive windows, stainless steel appliances, quartz countertops, and luxury vinyl plank flooring. Ideally situated in the highly sought-after community of Legacy, this residence offers the perfect blend of comfort, style, and convenience. Legacy is a vibrant, family-friendly neighborhood known for its abundant amenities, including skating rinks, tennis courts, ponds, scenic pathways, multiple parks, a community garden, and convenient shopping at Township and Legacy Village. A charming SW-facing front porch invites you to enjoy quiet morning coffees and adds to the home's welcoming curb appeal. Step inside to a private foyer with a coat closet, leading to an open-concept main floor filled with natural light. The modern kitchen features quartz countertops, stainless steel appliances, a large island, extra pot lighting, and a pantry—ideal for daily living and entertaining. The spacious dining area is framed by a picture window, while the adjacent living room overlooks the landscaped backyard and opens to a large deck—perfect for relaxing or hosting guests. A discreet powder room completes the main level. Upstairs, brand-new carpet adds warmth to a cohesive design. The primary suite offers a walk-in closet and a luxurious 4-piece ensuite. Two additional bedrooms, a second full bath, a versatile bonus room, and a laundry closet complete the upper level. The undeveloped basement includes bathroom rough-ins and a large egress window, providing future development potential. Outside, enjoy a spacious backyard and a large deck ideal for summer gatherings. With quick access to parks, playgrounds, walking paths, major roads, and year-round community

events—not to mention beautiful public art and nearby golf courses—this home in Legacy offers the lifestyle you've been looking for. Book your showing today!