

**40 Legacy Glen Green SE  
Calgary, Alberta**

**MLS # A2203803**



**\$769,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,310 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

# BACKING TO GREEN SPACE# TRADITIONAL LOT# OFFICE# 4BEDROOM# SIDE ENTRANCE# Welcome to 40 Legacy Glen Green! This stunning 2,310 sq. ft. residence by Sterling Homes seamlessly combines style, functionality, and space, featuring an array of premium upgrades. Designed with both families and entertainers in mind, this home offers a rare four-bedroom layout on the upper level and a thoughtfully crafted open-concept main floor. At the heart of the home is a chef-inspired kitchen, complete with a spacious island ideal for gatherings, elegant cabinetry, stainless steel appliances—including an electric range and microwave—and an oversized walk-in pantry with built-in shelving. The expansive living area is warm and inviting, highlighted by large windows that flood the space with natural light and a sleek electric fireplace. A main-floor office provides a perfect setting for remote work or study. Upstairs, a generous bonus room offers additional living space, while a conveniently located laundry room enhances everyday practicality. The luxurious primary suite serves as a private retreat, featuring a four-piece ensuite with a large glass shower and an oversized walk-in closet. The unfinished basement presents an exciting opportunity for customization, allowing you to tailor the space to your needs. This beautifully upgraded home is an exceptional opportunity—don't miss your chance to make it yours. Contact us today to schedule your private viewing.