

## 25 Legacy Glen Crescent SE Calgary, Alberta

MLS # A2301355



# \$880,000

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,566 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** None

Built in 2021, backing onto green space, and in immaculate condition &mdash; this is the kind of home that's genuinely hard to find all in one package. Just under 3,600 sq ft of developed living space. 5 bedrooms, 3.5 bathrooms, a bonus room, and a fully finished basement with 9-foot ceilings that feels like more house, not an afterthought. The main floor is open and bright, with a kitchen that features high-end, built-in KitchenAid appliances, a gas range, quartz countertops, and a waterfall island. The living room looks straight out onto the backyard and green space beyond &mdash; no neighbours staring back at you. Upstairs, the primary bedroom offers green space views, a tray ceiling for added height, walk-in closet, and a full ensuite with double sinks, soaker tub, and separate shower. The bonus room adds flexible space every family ends up needing, and upper floor laundry makes day-to-day living that much easier. The basement is fully finished with 9-foot ceilings, 2 additional bedrooms, a full bathroom, a large rec room, and plenty of storage space. It doesn't feel like a basement &mdash; it feels like more house. The practical upgrades are covered too &mdash; solar panels, tankless water heater, Hardie board siding on all four sides, and an oversized garage, with an EV plug for your electric vehicle. And the location &mdash; Legacy offers walking paths, parks, nearby schools, and shopping, with one of the strongest reputations in south Calgary for a reason. Immaculate, spacious, and sitting on a lot that sets it apart. This one is worth seeing in person. Reach out to book a showing!