

# \$639,900 - 73 Legacy Glen Point Se, Calgary

MLS® #A2255645

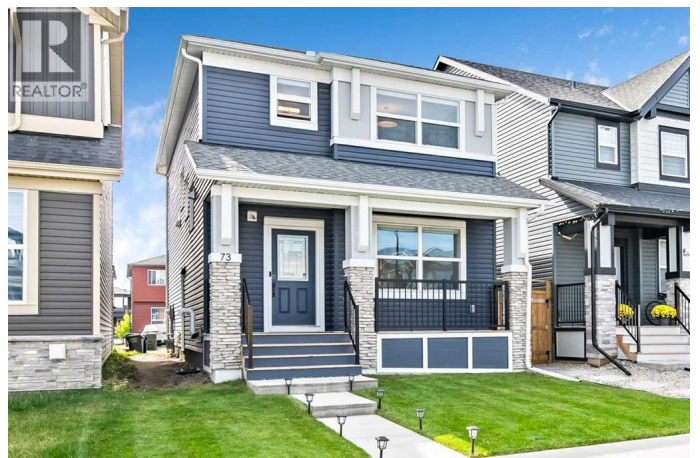
**\$639,900**

4 Bedroom, 5.00 Bathroom, 1,634 sqft

Single Family on 0.06 Acres

Legacy, Calgary, Alberta

Stunning 3-bedroom, 3.5-bath detached home in Legacy, now featuring a BRAND-NEW, FULLY LEGAL BASEMENT SUITE – perfect for RENTAL INCOME or EXTENDED FAMILY LIVING. Offering 1,634 sqft of modern living space across the main and second floors, this home was built in 2022 and boasts numerous upgrades, including a beautifully designed KITCHEN WITH QUARTZ WATERFALL ISLAND, UPGRADED SAMSUNG APPLIANCES, TWO-TONE CABINETRY, a dedicated hood fan, and a built-in microwave. The open-concept main floor features a spacious dining and living area, perfect for entertaining. Upstairs, you™ll find three generous bedrooms, including a primary suite with a private ensuite, plus a versatile bonus room at the center. The home includes stylish upgrades like BLACK HARDWARE THROUGHOUT (door handles, hinges, faucets) and an UPGRADED LIGHTING PACKAGE. The home is also integrated with GOOGLE SMART HOME FEATURES. The FULLY LEGAL BASEMENT SUITE has been professionally developed with a PRIVATE SIDE ENTRANCE and includes a MODERN KITCHEN, SPACIOUS LIVING AREA, ONE BEDROOM, A DEN, 3-PIECE BATHROOM, and DEDICATED LAUNDRY – offering excellent potential as a MORTGAGE HELPER or separate living space. And don™t forget, you™ll be living in Legacy, near Ponds, All Saints High School, Township Shopping Centre, playgrounds, and



with easy access to McLeod Trail. Enjoy walking paths and nature views at the nearby environmental reserve, and a future elementary school. (id:6289)

Built in 2022

**Essential Information**

Listing #	A2255645
Price	\$639,900
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Square Footage	1,634
Acres	0.06
Year Built	2022
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	73 Legacy Glen Point Se
Subdivision	Legacy
City	Calgary
Province	Alberta
Postal Code	T2X4T4

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Parking Pad

**Interior**

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Hood Fan, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Basement                      Separate entrance, Suite

## **Exterior**

Exterior                      Brick, Vinyl siding

Construction                Wood frame

Foundation                  Poured Concrete

## **Listing Details**

Listing Office                CIR Realty



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