

**135 Legacy Glen Parade SE  
Calgary, Alberta**

**MLS # A2243307**



# \$609,900

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,740 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Interior Lot, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Chandelier, Closet Organizers, Double Vanity, Pantry, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-2M
<b>Utilities:</b>	-

**Inclusions:** N/A

**\*\*OPEN HOUSE THIS SATURDAY JULY 26TH FROM 12PM - 3PM AND SUNDAY JULY 27TH FROM 12PM - 2PM - STOP BY AND SAY HELLO\*\*** **\*\*Executive Home Backing Onto Greenspace in Legacy\*\*** Welcome to this stylish, three-bedroom semi-detached home. Located in the master-planned community of Legacy - thoughtfully designed with a front-attached garage and backing onto the lush greenspace. This home offers direct access to the community's extensive pathway system and just steps away from Yellow Park. This home showcases designer finishes throughout. You will find an open-concept main floor, large windows for natural lighting, and wide plank flooring. The kitchen was well designed with the all-time favorite, classic white kitchen cabinets that feature pot drawers, a large pantry, and stainless-steel appliances. &nbsp; Upstairs, there are two bedrooms and a primary bedroom that includes a double vanity, main bathroom, a central bonus room for room to grow, and a conveniently placed laundry room. &nbsp; Built for lasting quality, the exterior features low-maintenance siding with stone accents and an interior that boasts the perfect contemporary touch such as the stylish lighting fixtures and tile selections. Experience the elevated lifestyle in Legacy—where modern design meets natural beauty. Book your showing today.