

**95 Legacy Glen Row  
Calgary, Alberta**

**MLS # A2243395**



# \$669,000

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,591 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Level, Low Maintenance Landscape		

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

**Inclusions:** N/A

Welcome to this stunning 3-bedroom detached home with a fully legal 1-bedroom Legal suite, located in the highly sought-after SE community of Legacy. From the moment you arrive, the large covered front porch offers a warm welcome and a perfect space to unwind. Inside, the home features an open-concept layout with a modern neutral color palette, luxury vinyl plank flooring, high ceilings, and an upgraded lighting package. The center kitchen is a true showstopper, boasting stainless steel appliances, custom cabinetry, quartz countertops, a custom tiled backsplash, and a large island, all filled with natural light from expansive windows overlooking the backyard. A convenient powder room completes the main level. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and a 4-piece ensuite, along with two additional bedrooms, a full bath, and a dedicated laundry room. The fully developed basement offers a one-bedroom Legal suite with a private side entrance, a full upgraded kitchen, 4-piece bathroom, separate laundry, ample storage, and a spacious living area—ideal for rental income or multi-generational living. This home combines style, functionality, and flexibility, all within one of Calgary's most desirable communities.