

**39 Legacy Glen Terrace SE  
Calgary, Alberta**

**MLS # A2181729**



**\$960,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,561 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped, Other, See Remarks, Views		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to your personal sanctuary, where tranquility and elegance converge! As you step inside, you'll be enveloped by an inviting atmosphere that instantly makes you feel at home. The expansive oversized windows frame breathtaking views that evoke a serene getaway, with no neighbors behind to disrupt your peace. Natural light floods the space, beckoning you to explore the outdoor living area, complete with a dedicated hot tub zone (with rough-in already prepared) and two stunning maintenance-free multi-tiered decks. One deck features a custom pergola adorned with privacy rollers and a charming brick-surrounded fireplace, perfect for intimate gatherings. The other deck is equipped with a built-in BBQ and an extended eating bar, all set against the backdrop of your sprawling pie-shaped yard, which boasts a custom-built play structure, the side yard is enclosed with a chain-link fence creating a secure dog pen, and beautifully placed trees that enhance the lush landscape. Inside, the home boasts a thoughtfully designed open floor plan that radiates sophistication, ideal for the discerning homeowner. A striking floor-to-ceiling rock fireplace with a wooden mantle serves as the centerpiece of the living area, complemented by elegant Amarosa hardwood flooring that flows seamlessly into the entertainer's dream kitchen. This culinary haven features top-of-the-line Electrolux built-in appliances, including a 30" wall oven, flush microwave, stainless steel dishwasher, 36" gas cooktop, and a sleek Venmar chimney hood fan. The kitchen is beautifully framed by exquisite slab cabinets, a full tile backsplash in euro tile horizontal brick lay, a Silgranite undermount sink, and luxurious Ivory Coast quartz countertops with brushed chrome hardware that speaks to the quality of Jayman BUILT's FIT & FINISH. Enhancing the kitchen's functionality is a

spacious walk-in pantry, complete with a coffee bar, vacuum storage, and ample cabinetry for all your culinary needs. The upper level features vaulted ceilings in the central bonus room and the primary suite, creating an airy and expansive feel. Two generously sized bedrooms at the front of the home share a full bath with dual vanities, while the primary suite overlooks the tranquil green space and boasts an oasis-like en suite with two full vanity areas, an oversized tub, a standalone shower, and two walk-in closets—one conveniently leading to the second-floor laundry room. The main bathrooms include a bidet. Water softener, humidifier, tankless water heater and Professionally installed radon mitigation system making it safer and healthier for you. The fully finished basement is a versatile retreat, featuring a family room with a stylish feature wall and double French doors that open to a multifunctional space perfect for your creative pursuits. This level also includes a fourth bedroom, a gym area, a play space, or a cozy den, along with a designated office complete with an electric fireplace, ideal for today's hybrid work schedules.