

# \$769,000 - 40 Legacy Glen Green Se, Calgary

MLS® #A2222746

**\$769,000**

4 Bedroom, 3.00 Bathroom, 2,310 sqft

Residential on 0.11 Acres

Legacy, Calgary, Alberta

# BACKING TO GREEN SPACE#

TRADITIONAL LOT# OFFICE# 4BEDROOM#

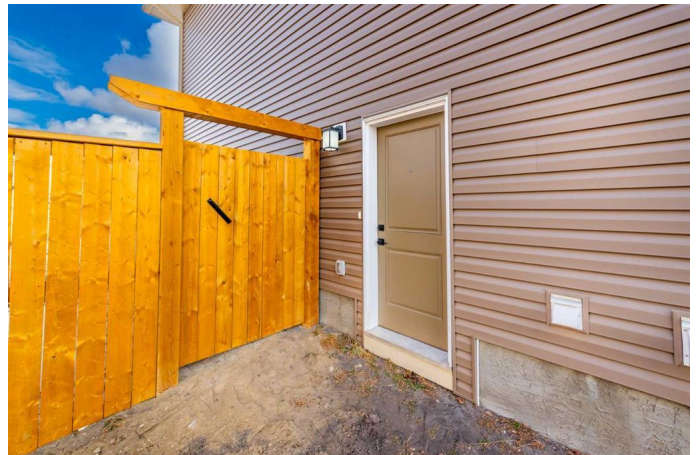
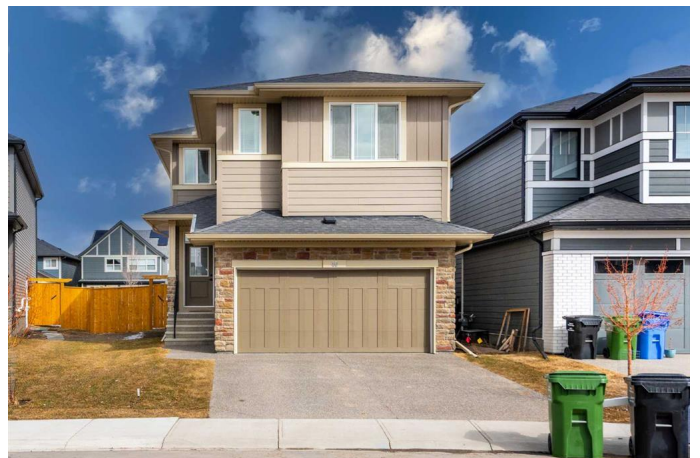
SIDE ENTRANCE# Welcome to 40 Legacy Glen Green! This stunning 2,310 sq. ft.

residence by Sterling Homes seamlessly combines style, functionality, and space, featuring an array of premium upgrades. Designed with both families and entertainers in mind, this home offers a rare four-bedroom layout on the upper level and a thoughtfully crafted open-concept main floor.

At the heart of the home is a chef-inspired kitchen, complete with a spacious island ideal for gatherings, elegant cabinetry, stainless steel appliances—including an electric range and microwave—and an oversized walk-in pantry with built-in shelving. The expansive living area is warm and inviting, highlighted by large windows that flood the space with natural light and a sleek electric fireplace. A main-floor office provides a perfect setting for remote work or study.

Upstairs, a generous bonus room offers additional living space, while a conveniently located laundry room enhances everyday practicality. The luxurious primary suite serves as a private retreat, featuring a four-piece ensuite with a large glass shower and an oversized walk-in closet.

The unfinished basement presents an exciting opportunity for customization, allowing you to



tailor the space to your needs.

This beautifully upgraded home is an exceptional opportunityâ€”donâ€™t miss your chance to make it yours. Contact us today to schedule your private viewing.

Built in 2022

**Essential Information**

MLS® #	A2222746
Price	\$769,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,310
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	40 Legacy Glen Green Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4G6

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

**Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	65
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Calgary Real Estate
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