

# \$790,000 - 40 Legacy Glen Green Se, Calgary

MLS® #A2203803

**\$790,000**

4 Bedroom, 3.00 Bathroom, 2,310 sqft  
Residential on 0.11 Acres

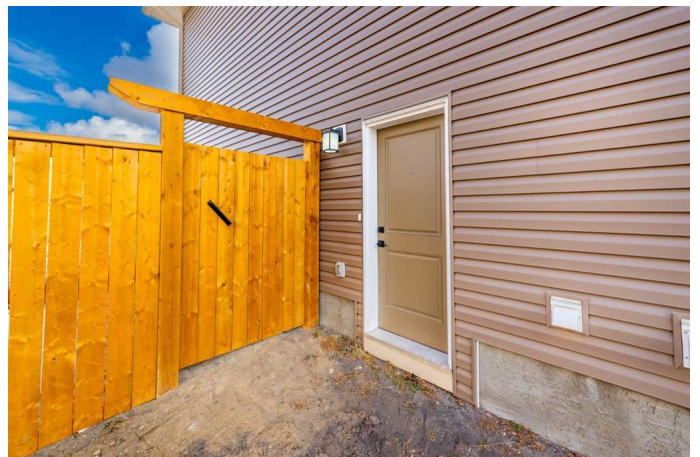
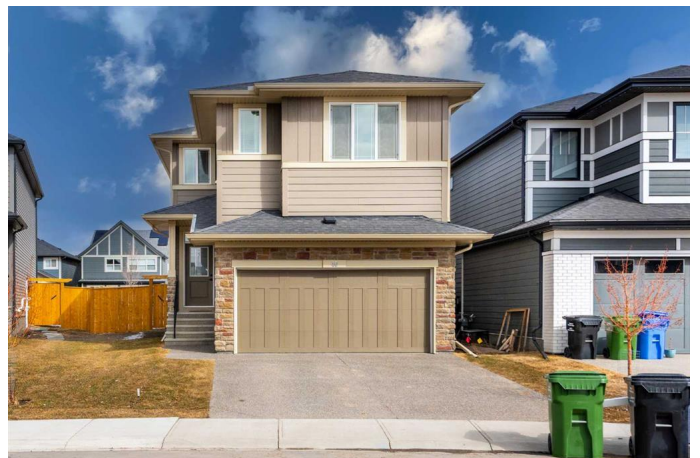
Legacy, Calgary, Alberta

# 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® #         | A2203803    |
| Price          | \$790,000   |
| 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, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Oven   |
| 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    | March 19th, 2025 |
| Days on Market | 34               |
| Zoning         | R-G              |
| HOA Fees       | 60               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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