

# \$609,900 - 252 Legacy Glen Parade Se, Calgary

MLS® #A2192764

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,589 sqft  
Residential on 0.07 Acres

Legacy, Calgary, Alberta

DUE TO PRICE REDUCTION, PRICING IS FIRM. GST IS INCLUDED IN THE PRICE \* LOOK MASTER BUILDER has added a long list of upgrades to this amazing wide open model to ensure that you'll be thrilled with the final results on the possession day! Check and compare the included features : 8 ft. long kitchen island, a full length eating bar and 1" thick quartz countertop, 3 stylish pendant lights over the island, soft close cabinet doors and soft close drawers, two tone kitchen cabinets, "shaker styled" cabinet doors, a rough-in opening for a built-in microwave, a rough-in for future chimney hoodfan, spacious kitchen pantry, 36" high upper cabinets, stylish Blanco Silgranit kitchen sink with soap dispenser, 2 sets of pots and pans drawers (4 drawers), gasline for a gas stove, large great room with 50" wide fireplace, a fireplace mantle, an in-wall conduit for a TV above the fireplace mantle, white "Zebra Blinds" window coverings, Berkley modern interior doors that provide more sound reduction, sturdy satin nickel wire shelving, California knockdown textured ceilings throughout, exquisite QUEST XL Luxury Vinyl Plank flooring on the main floor, dignified vinyl tile to be installed in the upper bathrooms and laundry room, wide staircase, 8' of black metal spindles , black door handles, black hinges and matte black bathroom hardware, upper floor laundry room, cozy 2nd floor bonus room, the ensuite has a quartz countertop with 2 undermount sinks and a 5' wide "TILED" ensuite shower (tiled to



the ceiling), 1 row of tile above counters in upper bathrooms, bathroom vanities have a bottom drawer, the main bath tub has vinyl tile extended to the ceiling, energy saving "triple pane" windows, side entry door to basement, clean air filtration system(HRV), General Aire drip humidifier, 96% high efficiency 2 stage multi-speed furnace, 80 gal US hot water tank, SMART ECOBEE Thermostat with HRV control, 200 AMP electrical panel, 2 sewer backup valves, basement has plumbing rough-ins for a bathroom, laundry facilities and kitchen sink, 9 ft. foundation wall height, painted basement floor and stairs, soffit plug and switch, gasline for BBQ, elegant PRAIRIE styled front elevation with a double front garage and stone accenting, durable Hardie Board siding, 2 windows in basement and a \$500 front landscaping certificate! RMS measurements taken from Builder's blueprints.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2192764               |
| Price          | \$609,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,589                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 252 Legacy Glen Parade Se |
| Subdivision | Legacy                    |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 5Z6 |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | None                       |
| Parking Spaces | 4                          |
| Parking        | Double Garage Attached, Ag |
| # of Garages   | 2                          |



### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Bathroom Rough-in |
| Appliances        | See Remarks   |
| Heating           | High Efficiency, Forced Air, Humidity Control   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Mantle  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished, Exterior Entry  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame, Cement Fiber Board, Stone                                |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 147                |
| Zoning         | R2-M               |
| HOA Fees       | 65                 |
| HOA Fees Freq. | ANN                |

### Listing Details

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.