# \$684,900 - 31 Legacy Glen Heights Se, Calgary

MLS® #A2220850

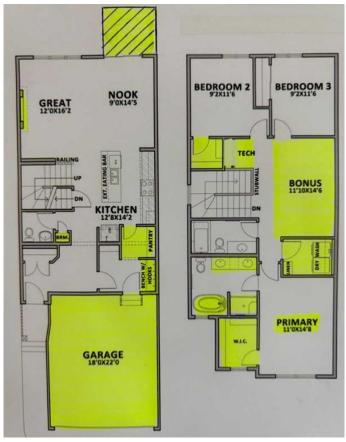
#### \$684,900

3 Bedroom, 3.00 Bathroom, 1,846 sqft Residential on 0.07 Acres

Legacy, Calgary, Alberta

GST IS INCLUDED IN THE PRICE \* LOOK MASTER BUILDER has added a long list of Builder upgrades to this amazing wide open home to ensure that you'll be thrilled with the final results on the possession day! Check and compare the standard features : Side entry to basement, walk through pantry, 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, cabinets roughed-in for a built-in microwave, chimney hood fan rough-in, huge kitchen pantry, 36" high upper cabinets, stylish Blanco Silgranit kitchen sink with soap dispenser, 2 sets of pots and pan 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 to the upper floor, 14 ft. of black metal spindles on staircase and upper floor, black door handles, black hinges and matte black bathroom hardware, large 36 sf. laundry room, Tech space for a desk, large primary bedroom with 6.5 ft. long ensuite quartz countertop with 2 undermount





sinks, free standing ensuite tub, 4' wide "TILED" ensuite shower (tiled to the ceiling), spacious walk-in closet, 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, huge bonus room, the mudroom has a built-in bench and coat hooks unit, triple pane windows, clean air filtration system(HRV), General Aire drip humidifier, 96% high efficiency 2 stage multi-speed furnace, 80 gal US hot water tank, ECOBEE SMART 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, Prairie front elevation with stone accenting and a \$500 front landscaping certificate! Photos are representative. RMS measurements taken from Builder's blueprints.

Built in 2025

### **Essential Information**

MLS® #	A2220850
Price	\$684,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,846
Acres	0.07
Year Built	2025
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## **Community Information**

Address	31 Legacy Glen Heights Se		PLOT	PLAN
Subdivision	Legacy	MUNICIPAL ADDRESS		
City	Calgary	LEGAL DESCRIPTION	CALGARY, ALBERTA	NOTE: DIMENSION TO BE CONFIRMED BY BUILDER.
County	Calgary		BLOCK 82 PLAN 241 1767	l l
•	• •	PREPARED FOR:	LOOK MASTER BUILDER	1
Province	Alberta	SCALE:	1:200	J
Postal Code	T2X 5Z5	ABBAEVAATIONS AND DEFINITIONS • DF CART, BECKED FLORE CARTADASK • BIOS, BACK OF DASK • DITE, BACK OF DASK • DITE, DANCHETE	44.60	50'50'36' 44.67 43.550 41
Amenities		Cont. Cont., 492.2 Cont., 492.2 Cont., 492.4	1145 MA.P. 252 M	LOT 5
Amenities	None	LOG DPORTUNE ACCESS ROUTLOP AN WAR CAN'T MANY FLOOR CAN'TLEVER MIN ALLAY ENANCY ENANTLEVER MIN DEBUG OF ANALASE ROUTLOP AND O D BINE DEBUG OF ANALASE ROUTLO MIL PROFESTITURE		TANK I
Parking Spaces	4	Pag. POSTOR Kur. Replanes	44.90 11P @240	6.706 45.09 (AS REQUIRED) (AS REQUIRED) ENCROACHED
Parking	Double Garage Attached			BY 0.20
# of Garages	2			44 49 45 12 45 12 131
			LOT 6	30 EAVES LOT 4
Interior				1.372 1.805- 44.74
Interior Features	Bathroom Rough-in, Break		GA	0.927
	Kitchen Island, Low Flow		44.48 QGm EAVE D.05-9	44.59 (2007) (2007) (2007)
	Smoking Home, Open Floo		ENCROACHED DR	INTE WAR 28 19 19 19 19 19 19 19 19 19 19 19 19 19
	Entrance, Soaking Tub, Wall	<	Pytha	
Appliances	See Remarks		44.30	47'08'50' 44.40 1.47 B.O.W
Heating	High Efficiency, Forced Air, H		31 LEGAC	100 LOG
Cooling	None	BUILDING AREA = 117.13m²2 LOT AREA = 287.76m²2 LOT COVERAGE = 40.70%	ACTUAL TOP OF POOTING (ATF): 4 LOWEST TOP OF POOTING (LTF): 4 TOP OF JOIST (TOJ): 41.12	
Fireplace	Yes		UNDERSIDE OF JOIST JUSIA 45.52 GARAGE SLAB 44.49 BETBACK: 5.53	© Supplied Nation Land Surveys Inc., 202 File No.: 241121 Dote: 22/Jon/2025
# of Fireplaces	1	241121 plot plon REV3.dw		Drawn: YR Check: LW Horizon Land Surveys Inc. 130 Bowness Centre N.W. P. 403-719-027
Fireplaces	Electric, Mantle, Great Room			Vergery, Acenta, 138 545 F. 403-775-4171

Basement

Exterior

Has Basement

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Exterior Entry, Full, Unfinished

Yes

## **Additional Information**

Date Listed	May 15th, 2025
Days on Market	22
Zoning	R-1N
HOA Fees	65

HOA Fees Freq. ANN

## **Listing Details**

Listing Office MaxWell Canyon Creek

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