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

MLS® #A2220850

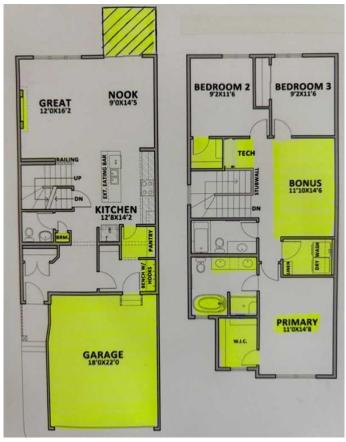
\$684,900

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	LEGACY OLEN HEIGHTS S.E.	NOTE:
City	Calgary	LEGAL DESCRIPTION	LOT 5	DIMENSION TO BE CONFIRMED BY BUILDER.
County	Calgary		BLOCK 82 PLAN 241 1767	1
Province	Alberta	PREPARED FOR: SCALE:	LOOK MASTER BUILDER	<i>1'</i>
		ABBREVIATIONS AND DEFINITIONS	44.50	L
Postal Code	T2X 5Z5	BOC BACKOPOUNE BOC DIVER BOC DIVER ODE DOWNER ODE DOWNER ODE DOWNER ODE DOWNER	UNITY OF A STATE	41350 a
Amenities		K.0.A. BEDLY OF ADMART Kol, A. BEDLY OF ADMART Kol, A. SKYNEL (1998) KAL, SKYNEL (1998)	51.2 1.2 1.2 1.2 1.2 1.2 1.2 1.2 1.2 1.2	LOT 5
Amenities	None	LOG LIFOROUTER MARIN MULTICACESSING OF SM WARN MULTICACESSING OF SM WEAK MAN FLOOR CANTELING WARN MULTICALING MARINE CONSISTENT OF SM TO DEMANS CONSISTENT OF SM	3.04	
Parking Spaces	4	Pres Priston Ref Priston	44.90 14P @240	6.706 45.00 (AS REQUIRED) 624m ENVE EAVE ENCROACHED
Parking	Double Garage Attached	· · · ·		BY 0.20
# of Garages	2	i da am		SDE ENTRY 44 93
-			LOT 6	30 EAVES LOT 4
Interior				5 322 1.00 44.74
Interior Features	Bathroom Rough-in, Break		GA	0.927
	Kitchen Island, Low Flow		44.48 (26m) EAVE	44.58 (25m) (25m)
	Smoking Home, Open Floo		BY 0.25	INTE WAY BY ALSO
	Entrance, Soaking Tub, Wall		PLAN	HAX7 A SASE
Appliances	See Remarks		44.30	47-08-56 44.40 1.47 B.O.W
Heating	High Efficiency, Forced Air, H		31 LEGAC	180LOG Y GLEN HEIGHTS S.E
Cooling	None	BUILDING AREA = 117.13m*2 LOT AREA = 287.76m*2 LOT COVERAGE = 40.70%	ACTUAL TOP OF POOTING (A19) & LOWEST TOP OF POOTING (LTP): & FOP OF JOIST (FOJ): 41.12	
Fireplace	Yes		UNDERSIDE OF ADUST JUSIA 45.82 GARAGE SLAB: 44.49 BETBACK: 5.53	© Saryight Metalan Lund Surveye Inc. 2025 File No.: 241121 Date: 22/Jan/2025
# of Fireplaces	1	241121 plot plan REV3.dw		Drawn: YR Check: LW Horizon Land Surveys Inc. 130 Bowness Centre N.W. P. 403-719-0272
Fireplaces	Electric, Great Room, Mantle	;		1.409279, Acenta, 138 540 5, 403-775-4171

Basement Exterior Entry, Full, Unfinished

Has Basement

Exterior

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

Yes

Additional Information

Date Listed	May 15th, 2025
Days on Market	32
Zoning	R-1N
HOA Fees	65

HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Canyon Creek

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