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

MLS® #A2220850

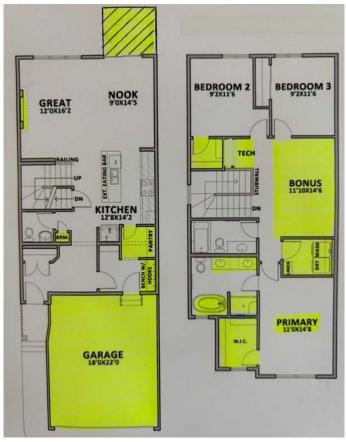
\$684,900

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		CALGARY, ALBERTA	NOTE: DIMENSION TO BE CONFIRMED BY BUILDER.
•		LEGAL DESCRIPTION	LOT 5 BLOCK 82 PLAN 241 1767	k
County	Calgary	PREPARED FOR:	LOOK MASTER BUILDER	1
Province	Alberta	SCALE:	1:200	
Postal Code	T2X 5Z5	ABBREVIATIONS AND DEFINITIONS • SP CAN', SECOND FLOOR CAN'S DATA • BOC, MOX OF OVER • BOC, BOCK OF MILL • CONC. CONCRETE	44.60	50'50'36' 44.87 43.558 41
Amenities		C.B. CONVERSION One CONVERSION One CONVERSION One CONVERSION Except of Administ Except of Administ Conversion For Administ Conversion	9778 9778 11 NG MUN 12 NG MUN 11 NG MUN 12 NG	LOT 5
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Parking Spaces	4	Pres Pristice Ref Pristice	44.90 14P (0.240)	6.706 45.08 (AS REQUIRED) EXCROACHED
Parking	Double Garage Attached	· · ·		BY 0.20
# of Garages	2			44.89 4512 5 225 30 EAVES
			LOT 6	LOT 4
Interior				1.100 44 74
Interior Features	Bathroom Rough-in, Break		GA	0.927
	Kitchen Island, Low Flow		44.48 (R/m) EAVE 0.05-9	44.58 (20m)
	Smoking Home, Open Floo		ENCROACHED DR	
	Entrance, Soaking Tub, Wall	<	PVIN	141 1700
Appliances	See Remarks		44.30	47-00557 44.40 1.47 B.O.W
Heating	High Efficiency, Forced Air, H		31 LEGAC	MOLOG Y GLEN HEIGHTS S.E
Cooling	None	BUILDING AREA = 117 13m ⁴ 2 LOT AREA = 287 76m ⁴ 2 LOT COVERAGE = 40 70%	ACTUAL TOP OF POOTING (ATY), 4: LOWEST TOP OF POOTING (LTF): 6 TOP OF JOIST (POJ); 41 12 UNCONSIDE OF JOIST (JOJ); 41 12	
Fireplace	Yes		GARAGE SLAB HEAR BETBACK 5 13	Copyright Nation Land Sample Inc., 200 File No.: 241121 Dote: 22/Jon/2025 Drown: YR Check: LW
# of Fireplaces	1	241121 plot plon REV3.dw	9	Horizon Land Surveys Inc. 130 Breness Centre N.H. P. 403-719-0272 Celapy, Aberta, T28 SM F. 403-729-4170
Fireplaces	Electric, Great Room, Mantle)		

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	31
Zoning	R-1N
HOA Fees	65

HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Canyon Creek

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