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

MLS® #A2220850

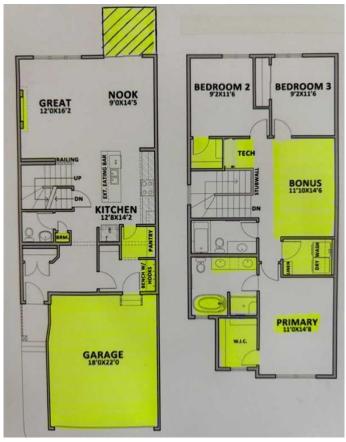
#### \$684,900

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 GLEN HEIGHTS S.E.	NOTE:
City	Calgary	LEGAL DESCRIPTION	CALGARY, ALBERTA	DIMENSION TO BE CONFIRMED BY BUILDER.
County	Calgary		PLAN 241 1767	l V
Province	Alberta	PREPARED FOR: SCALE:	LOOK MASTER BUILDER	- 4
Postal Code	T2X 5Z5	ARRAEVATIONS AND DEFINITIONS • IN CART BECKET CON CARTERIN	41.50	5075078* 44.57
Amenities	127 525	Exit C AND/C OF CMRE Exit C AND/C OF CMRE COMP	TILL NE HALF OF THE STATE	
Amenities	None	LOG DPOR GUTTER HARD SHOT OF GUTTER O D SHIE OF GUTTERASE SHOT OF GUTTER O D SHIE OF GUTTERASE SHOT OF GUTTER		
Parking Spaces	4	Pres POINTEXE Ref POINTEXE Ref POINTEXE REF REFLACES REF RESULT ALL AND U.Same UPDLITY Report OF sum1 U.Same UPDLITY Report OF sum1	44.90 14.90 14.90 10.95 14.97	6.706 45.98 (AS REQUIRED) EAVE ENCROACHED
Parking	Double Garage Attached	. W.H. MHOOP WILL		BY 0.20
# of Garages	2	1.15.6.7	121	SDE ENTRY 44.93 45.12 30 EAVES =
Interior			LOT 6	LOT 4
Interior Features	Bathroom Rough-in, Break	< l	G	0.927 ARAGE g
	Kitchen Island, No Animal H		EAVE DOS-	44.55 5,486 44.70
	Pantry, Quartz Counters, S		BY 0.25	10/E WAY 28- 44.97
	Closet(s), Low Flow Plumbin	( )	1 PLAN	201.77% 47.00557 47.00557 44.40
Appliances	See Remarks		<b>ا</b> لتشنير	· LATROW
Heating	Forced Air, Natural Gas, Hig	r	31 LEGAC	Y GLEN HEIGHTS S.E
Cooling	None	BUILDING AREA = 117.13m*2 LOT AREA = 287.76m*2 LOT COVERAGE = 40.70%	LOWERT TOP OF FOOTING (LTF): 4 FOP OF JOINT (TOJ): 41.12	
Fireplace	Yes		UNDERSIDE OF JOIST (JALA: 45.52 GARAGE SLAB: 44.49 BETBACK: 5.53	© Copylight Nation Land Surveys Im., 2025 File No.: 241121 Dote: 22/Jon/2025
# of Fireplaces	1	241121 plot plon REV3.dw	9	Drawn: YR Check: LW Horizon Land Surveys Inc. 130 Bowness Centre N.W. P. 403-719-0272
Fireplaces	Mantle, Electric, Great Room			Celgary, Aberta, Tale SMS T. 403-775-6171

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

## Exterior

gas line, Private Yard
Yard, Rectangular Lot, Level
nalt Shingle
I Siding, Wood Frame, Stone
red Concrete

# **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

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.