

# \$709,899 - 23 Legacy Glen Heights Se, Calgary

MLS® #A2196625

**\$709,899**

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, 7 ft. long kitchen island that has 2 drawers and 4 doors - 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, black metal spindles on staircase and upper floor, black door handles, black hinges and matte black bathroom hardware, large 36 sf. laundry room, 6' long ensuite quartz countertop with 2 undermount sinks, free standing ensuite tub, 4'



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, large 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, elegant Arts and Crafts 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® #         | A2196625    |
| Price          | \$709,899   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,846       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                           |
|---------|---------------------------|
| Address | 23 Legacy Glen Heights Se |
|---------|---------------------------|

|             |         |
|-------------|---------|
| Subdivision | Legacy  |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 5Z5 |

**Amenities**

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

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Break<br>Kitchen Island, Low Flow<br>Smoking Home, Open Floor<br>Entrance, Soaking Tub, Walk |
|-------------------|---|

|                 |  |
|-----------------|--|
| Appliances      | See Remarks  |
| Heating         | High Efficiency, Forced Air, Humidity Control, Natural Gas |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Electric, Great Room, Mantle                               |
| Has Basement    | Yes  |
| Basement        | Exterior Entry, Full, Unfinished                           |

**Exterior**

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 66                  |
| Zoning         | R-1N                |
| HOA Fees       | 65                  |
| HOA Fees Freq. | ANN                 |



**Listing Details**

Listing Office                      MaxWell Canyon Creek

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