\$689,900 - 27 Legacy Glen Heights Se, Calgary

MLS® #A2225608

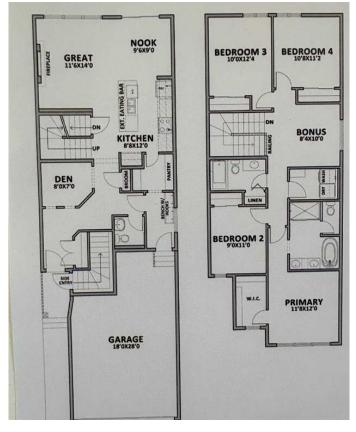
\$689,900

4 Bedroom, 3.00 Bathroom, 2,014 sqft Residential on 0.07 Acres

Legacy, Calgary, Alberta

DUE TO PRICE REDUCTION, PRICING IS FIRM. GST IS INCLUDED IN THE PRICE * LOOK MASTER BUILDER has added a long list of Builder upgrades to this amazing 4 BEDROOM 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, main floor den, walk through pantry, large 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, spacious kitchen pantry, 36" high upper cabinets, stylish Blanco Silgranit kitchen sink with soap dispenser, 2 sets of pots and pans 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, ensuite has a 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, upper floor 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 Tudor front elevation with stone accenting and a \$500 front landscaping certificate! RMS measurements taken from Builder's blueprints. Photos are representative.

Built in 2025

Essential Information

MLS® #	A2225608
Price	\$689,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,014
Acres	0.07
Year Built	2025
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	27 Legacy Glen Heights Se		PLOT	PLAN
Subdivision	Legacy	MUNICIPAL ADDRESS:	27 LEGACY GLEN HEIGHTS S.E. CALGARY, ALBERTA	NOTE:
City	Calgary	LEGAL DESCRIPTION:	BLOCK 82	DIMENSION TO BE CONFIRMED BY BUILDER.
County	Calgary	PREPARED FOR:	PLAN 241 1767	t
Province	Alberta	SCALE:	1:200	l N
Postal Code	T2X 5Z5	ABBREVIATIONS AND DEFINITIONS DEFORM ADDIDNON CANTLEVER 8 D.C. SHOLOY LOW CANTLEVER 8 D.C. SHOLOY WILL 0 CONC. CONCEPTE C.S. CONCEPTE.	44.54 2	80'50'20' 44.60 8.357 1 •
Amenities		DIM DRELIVELI DOM DRELIVELI DOM DRELIVELI DOM DRELIVELI DOM DRELIVELI DOM DRELIVENT FALS NON NAC NONE DRELIVENT	27.5 LC	DT 6 82 82 115
Amenities	None	 LOGPO' OF OUTER. LA ANAACARS ACCARS AND/P' OF AN MH DART_MARK FLOOR CANCELVER MIRMACARTENANCE REPTO O DARM. OVERLand DRANGER REPTO MILMONE OVERLAND DRANGER REPTO MILMONE OVERLAND DRANGER REPTO MILMONE OVERLAND DRANGER REPTO 	980 1980 1990 190	
Parking Spaces	4	Net REFERENCE NET RETAINING Sale Roat Co-Rev U RIM UTD. (Y HOM OF ANY WILL THE SHOEL	44.60 44.64 H,P H,P HAS REQU	
Parking	Double Garage Attached			ENCROACHED BY 0.20
# of Garages	2		LOT 7	EAVES =
Interior			EAVE INCROACHED UV 0.25 44.57 0.05 11222 0 11222 0 11220 0 11200 0 11000 0 10000 0 10000 0 10000 0 100000000	
Interior Features	Bathroom Rough-in, Break		3R (19)	BARAGE
	Kitchen Island, Low Flow I		4.33 avex	5 400 44.51 1 00 - 44.48 (51 1 1 1 00 - 684m
	Smoking Home, Open Floo		B	Rive way
	Entrance, Soaking Tub, Walk		Beam PECENIN 44.21	241 708 8 0 302 - 1 47 08 50° - 44 30
Appliances	See Remarks			14780W
Heating	High Efficiency, Forced Air, H	BUILDING AREA = 1243		GLEN HEIGHTS S.E
Cooling	None	LOT COVERAGE = 42.5	LOWERT TOP OF FOOTING AT	
Fireplace	Yes		BETBACK 3.53	Horizon Land Surveys Inc.
# of Fireplaces	1			
Fireplaces	Electric, Great Room, Mantle			
Has Basement	Yes			

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

Additional Information

Date Listed	May 28th, 2025
Days on Market	23
Zoning	R-1N
HOA Fees	65

HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Canyon Creek

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