

# \$735,139 - 23 Legacy Glen Heights Se, Calgary

MLS® #A2196625

**\$735,139**

3 Bedroom, 3.00 Bathroom, 1,846 sqft  
Residential on 0.07 Acres

Legacy, Calgary, Alberta

FRAMING IS NOW COMPLETED \*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	\$735,139
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  
 Kitchen Island, Low Flow I  
 Smoking Home, Open Floor  
 Entrance, Soaking Tub, Walk-in Closet(s)

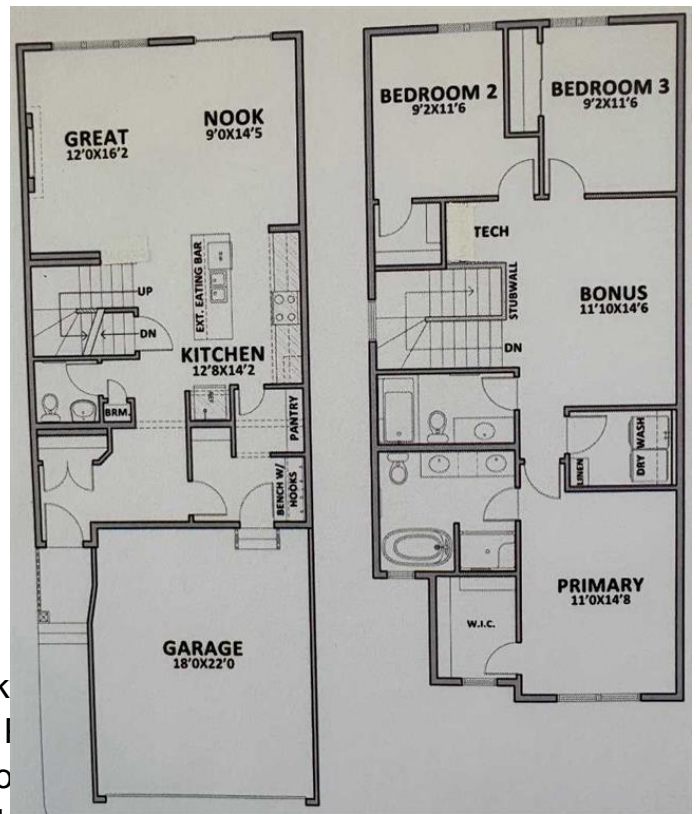
Appliances See Remarks  
 Heating High Efficiency, Forced Air, Humidity Control, Natural Gas  
 Cooling None  
 Fireplace Yes  
 # of Fireplaces 1  
 Fireplaces Electric, Great Room, Mantle  
 Has Basement Yes  
 Basement Exterior Entry, Full, Unfinished

**Exterior**

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

**Additional Information**

Date Listed February 25th, 2025  
 Days on Market 17  
 Zoning R-1N  
 HOA Fees 65  
 HOA Fees Freq. ANN



## Listing Details

Listing Office

MaxWell Canyon Creek

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