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

MLS® #A2225608

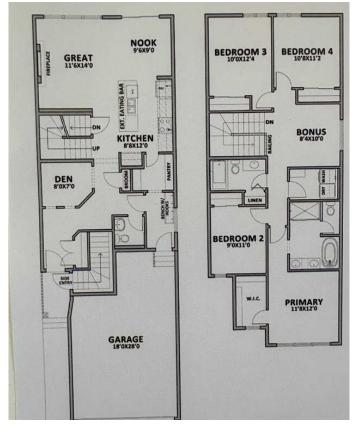
#### \$689,900

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:	LOT 6 BLOCK 82	DIMENSION TO BE CONFIRMED BY BUILDER
County	Calgary	PREPARED FOR:	PLAN 241 1767	
Province	Alberta	SCALE:	1:200	) N
Postal Code	T2X 5Z5	ABBREVATIONS AND DEFINITIONS 1 27 CMT. RECORD FLOOR CANTUNAL 8 DOC		30'50'20' 44.60 8.357 1
Amenities		DIM		DT 6 R
Amenities	None	LOG LIF OF OUTER. MARW, WITH ALCORSTRUCTOR WITH MARW, WITH LOCORSTRUCTOR MARK, MARTENACTION OF WITH MARM, MARTENACTION OF THE MARKET MODIFY O DAMA OF MARKET MODIFY OF MARKET PL		
Parking Spaces	4	ANI STITUENCE ANI STITUENCE ALT REVAMUE NULL REVAIL CO-SERV VINUE STATUTO CO-SERV	44.60 44.64 H/P (AS RECU	ATED 44.97 ATED 44.97 COMPACT 44.97 ATED 42.97 COMPACT 44.97 ATED 42.97 COMPACT 44.97 ATED 42.97 COMPACT 44.97 COMPACT 44.97 COMPAC
Parking	Double Garage Attached			87 8
# of Garages	2		LOT 7	EAVES
Interior			EAVE 12 12 12 12 12 12 12 12 12 12 12 12 12	
Interior Features	Bathroom Rough-in, Break		SR 44.50 8	GARAGE
	Kitchen Island, Low Flow		439 WAX	5 500 44.51 1 00 - 86m
	Smoking Home, Open Floc		s l	Sever year 1225
	Entrance, Soaking Tub, Walk		22	N 241 1706 2 0 U/RW
Appliances	See Remarks		and a second	14780W
Heating	High Efficiency, Forced Air, H			Y GLEN HEIGHTS S.E
Cooling	None	BUILDING AREA = 124.3 LOT ANEA = 292.29m <sup>2</sup> 2 LOT COVERAGE = 42.5	LOWERT TOP OF FOOTING (LT	() 42.06 O Countryle Martine Land Service No. 2
Fireplace	Yes		GARAGE SLAR 44.51 BETRACK 3.53	Pre No.: 241124 Deter 227-00/202 Drown: YR Check: LW Horizon Land Surveys Inc
# of Fireplaces	1			
Fireplaces	Electric, Great Room, Mantle			
Has Basement	Yes			
Basement	Exterior Entry, Full, Unfinishe	hd		

## 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	May 28th, 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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