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

MLS® #A2225608

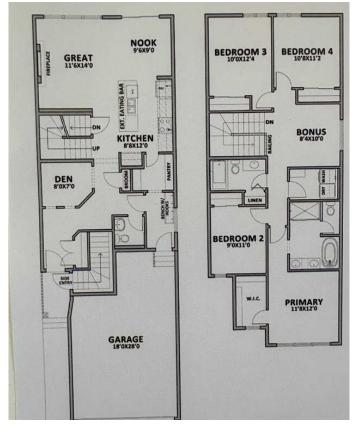
#### \$689,900

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: DIMENSION TO BE CONFIRMED BY BUILDER
City	Calgary	LEGAL DESCRIPTION:	LOT 6 BLOCK 82 PLAN 241 1767	DIMENSION TO BE CONFINANCE OF BUILDER
County	Calgary	PREPARED FOR:	LOOK MASTER BUILDER	l l
Province	Alberta	SCALE:	1: 200	] 1
Postal Code	T2X 5Z5	ABBREVIATIONS AND DEFINITIONS • 24 CANT. RECORD FLOOR CANTURNA • 8.0.C. ANCK OF VALA • 0.0.C. CANCERE • C.S. CONVERSE • C.S. CONVERSE • D.A. ORLIVES		30'50'20' 44.80 8.357 1
Amenities				DT 6 R 82.7 M 82.7 M
Amenities	None	E.D.B. JP OF CATTER HA NOW, MUTCH ACCESS ROOT OF AN BEF CARL, MAIN FEDOR CARTLEVER M RIN, MARTENACE RIGHT OF ANY O.D.N. OLVELIAR ORANICS RIGHT OF PIL, SRCPART UNI PIL, ROOTATION		A B
Parking Spaces	4	ANI RETERVEN NET RETAINED NET RETAINED NUM UTS (TV REDALGE ANT VILL VILL VILL VILL VILL VILL VILL VILL VILL	44.60 44.64 44.64 44.64 44.64 44.64 44.64 44.64 44.64 44.65 44.65 44.65 44.65 44.65 44.65 44.65 44.65 46 44.65 46 46.65	100 44.93 205 44.93 HP (RRED) Q24m EAVE ENCROACHED
Parking	Double Garage Attached			827 8
# of Garages	2		LOT 7	EAVES = = 05.76 = 44.52 = 44.52 = 42.21 = 45.22 = 45.25 EAVES = LOT 5
Interior			EAVE 0.05 44.57 0.05	s s s s s s s s s s s s s s s s s s s
Interior Features	Bathroom Rough-in, Break		3R 2 6	GARAGE
	Kitchen Island, Low Flow I		44.35 MALX	5 500 44.51 442 - 85m
	Smoking Home, Open Floo		<b>F</b>	15 3 5
	Entrance, Soaking Tub, Walk		1000 P24	2 341 TOTO 8 0 URW 2 41°00°50° 44 30
Appliances	See Remarks		and a second	14780W
Heating	High Efficiency, Forced Air, H			GLEN HEIGHTS S.E
Cooling	None	BUILDING AREA = 124.3 LOT AREA = 292.28m*2 LOT COVERAGE = 42.5	THE LOWERT FOR OF FOOTING (LT TOP OF JOINT (TOL): 45.25 UNDERSIDE OF JOINT (JUL): 45	
Fireplace	Yes		GARAGE SLAR 44.51 BETRACK 5.53	Drowni YR Check: LW Horizon Land Surveys Inc
# of Fireplaces	1			
Fireplaces	Electric, Great Room, Mantle			
Has Basement	Yes			
Basement	Exterior Entry, Full, Unfinishe	d		

## 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	14
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.