

\$749,000 - 316 Legacy Heights Se, Calgary

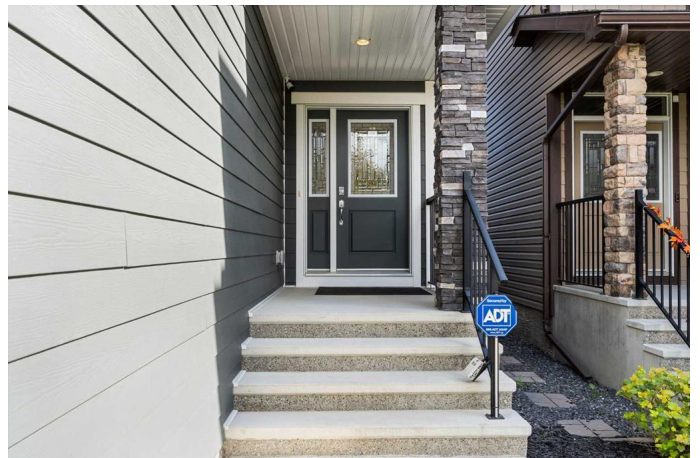
MLS® #A2227224

\$749,000

3 Bedroom, 2.00 Bathroom, 1,904 sqft
Residential on 0.08 Acres

Legacy, Calgary, Alberta

OPEN HOUSE CANCELLED! Property is now CS! Welcome to this exquisite 2-storey detached home, offering nearly 2000 square feet of above-grade in the highly sought-after community of Legacy. This residence provides an abundance of space to meet all your needs. As you enter, you'll be greeted by a bright and inviting layout, featuring an open-concept main floor that effortlessly blends the dining room, living room, and kitchen. A charming gas fireplace adds a touch of warmth and character to the living area. The quality finishes throughout the home highlight its elegance and style. The main level also conveniently connects to a spacious 2-car attached garage, a mudroom, and a half bath. Upstairs, you'll find two generously sized bedrooms, perfect for guests or children, along with a centrally located full bathroom, a large bonus room, an upstairs laundry room, and the primary bedroom. The primary suite is a true sanctuary, complete with a large walk-in closet and a luxurious ensuite that evokes a spa-like atmosphere. This meticulously maintained home provides a spacious and comfortable living environment for the whole family. With an unfinished basement, there's potential for additional living or recreational space tailored to your specific needs. The exterior features are equally impressive, showcasing hardy board siding, a spacious driveway for multiple vehicles, and a fenced yard with a back deck, perfect for outdoor entertaining or enjoying private relaxation. Located on a quiet street



and just steps from the ridge and community walking paths, this property offers a serene and peaceful setting. Legacy boasts an array of amenities, including scenic walking paths, ponds, schools, shopping centers, restaurants, and playgrounds. Its prime location provides easy access to Macleod Trail, Deerfoot Trail, and Stoney Trail, simplifying your daily commute. Families will appreciate the educational options available, with plans for various schools catering to all age groups from elementary through high school. The community also features recreational amenities, parks, soccer fields, and over 300 acres of protected environmental reserve, ensuring plenty of opportunities for leisure and outdoor activities. Donâ€™t miss the chance to make this meticulously maintained home yours in a highly desirable community. Contact your favorite agent today to schedule a viewing and discover the best of Legacy living!

Built in 2016

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2227224 |
| Price | \$749,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,904 |
| Acres | 0.08 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|---------|-----------------------|
| Address | 316 Legacy Heights Se |
|---------|-----------------------|

| | |
|-------------|---------|
| Subdivision | Legacy |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 2E9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Lighting, Rain Gutters |
| Lot Description | Back Yard, Level, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 12 |
| Zoning | R-G |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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