

\$674,900 - 39 Legacy Glen Heights Se, Calgary

MLS® #A2254315

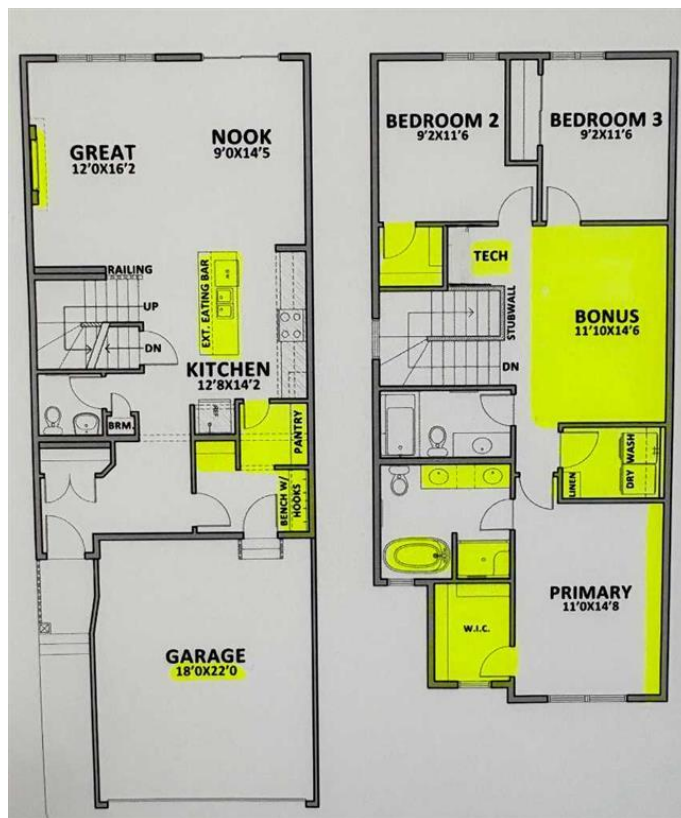
\$674,900

3 Bedroom, 3.00 Bathroom, 1,846 sqft

Residential on 0.07 Acres

Legacy, Calgary, Alberta

PRICED BELOW COMPARABLES * HOME IS UNDER CONSTRUCTION * LOOK MASTER BUILDER has gone above and beyond with a long list of upgrades, creating a home designed to impress from the moment you step inside. With its wide open layout, thoughtful details, and modern finishes, this home is built for both everyday living and entertaining. The chef's kitchen is the heart of the home, featuring an 8 ft. island with a full-length eating bar and quartz countertop, walk-through pantry, stylish two-tone shaker cabinetry with soft-close doors and drawers, and a Blanco Silgranit sink with soap dispenser. Upgrades include rough-ins for a built-in microwave and chimney hood fan, two sets of deep pots and pans drawers, 36" upper cabinets, and a gas line to the stove. Overhead, three elegant pendant lights complete the look in the great room, you'll enjoy a 50" fireplace with mantle, an in-wall TV conduit, and bright triple-pane windows with custom Zebra Blinds. Every detail has been carefully chosen, from the Berkley modern interior doors for added sound reduction to the sleek black hardware and striking metal spindle staircase. The main floor is finished with durable QUEST XL Luxury Vinyl Plank flooring, with vinyl tile in upper bathrooms and laundry. Upstairs, the private primary suite has a double-sink quartz vanity, freestanding tub, oversized tiled shower to the ceiling, and a spacious walk-in closet. The second floor also includes a large laundry



room, convenient tech space, two more stylish bathrooms with upgraded tile and vanities, and a huge bonus room perfect for family movie nights. This home is as functional as it is beautiful, with a mudroom featuring a built-in bench and hooks, clean air HRV system, humidifier, high-efficiency 2-stage furnace, 80-gallon hot water tank, Ecobee Smart Thermostat, 200 AMP electrical panel, and plumbing rough-ins for a future basement bathroom, laundry, and kitchen. Exterior highlights include a Prairie elevation with stone accents and a \$500 landscaping certificate. Possession day will feel like moving into a dream home where every detail has been thought of for you. Photos are representative. RMS measurements are taken from Builder’s blueprints.

Built in 2025

Essential Information

MLS® #	A2254315
Price	\$674,900
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	39 Legacy Glen Heights Se
Subdivision	Legacy
City	Calgary

County Calgary
Province Alberta
Postal Code T2X 5Z6

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

Exterior

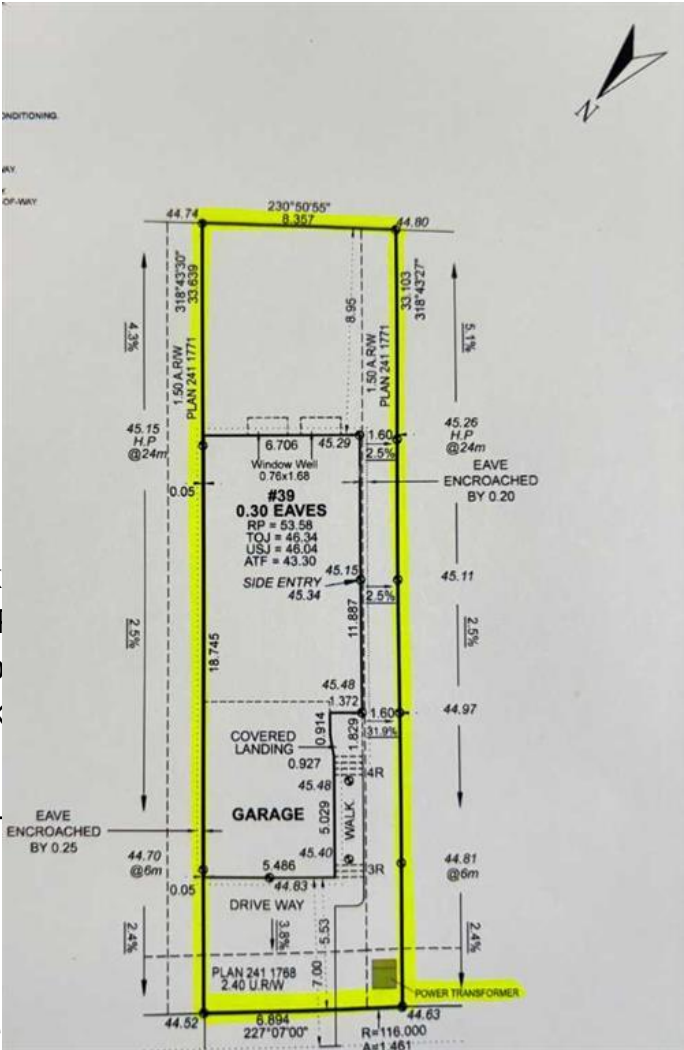
Exterior Features BBQ gas line, Private Yard
Lot Description Back Yard, Level, Rectangular Lot
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 4th, 2025
Days on Market 57
Zoning R-1N
HOA Fees 65
HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Canyon Creek



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.