

# \$684,900 - 31 Legacy Glen Heights Se, Calgary

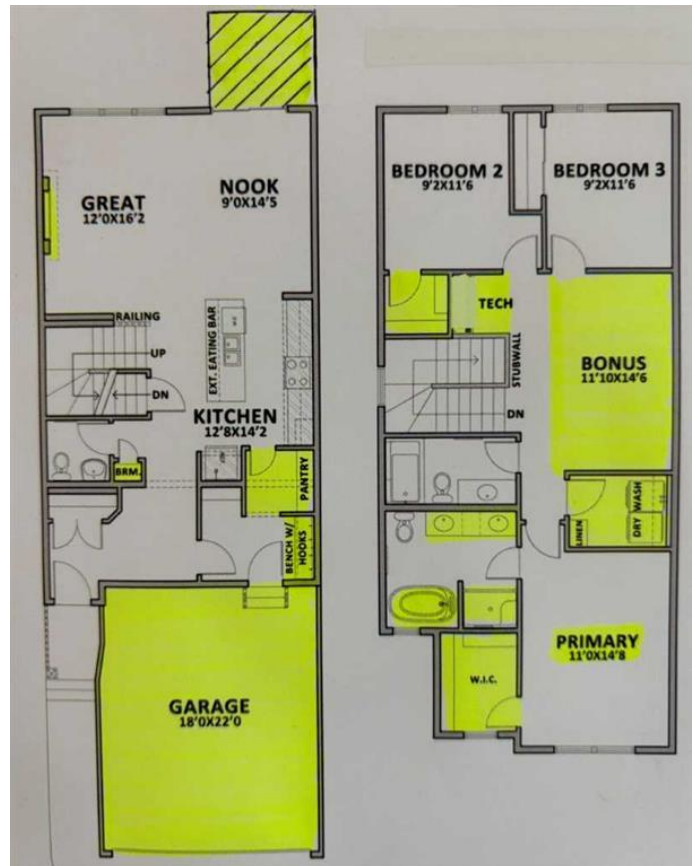
MLS® #A2220850

**\$684,900**

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

Legacy, Calgary, Alberta

GST IS INCLUDED IN THE PRICE \* 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, 8 ft. long 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, 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, 14 ft. of black metal spindles on staircase and upper floor, black door handles, black hinges and matte black bathroom hardware, large 36 sf. laundry room, Tech space for a desk, large primary bedroom with 6.5 ft. long ensuite quartz countertop with 2 undermount



sinks, free standing ensuite tub, 4' wide  
"TILED" ensuite shower (tiled to the ceiling),  
spacious walk-in closet, 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, huge  
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, Prairie 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® #	A2220850
Price	\$684,900
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**

PLOT PLAN


**MUNICIPAL ADDRESS:** 31  
LEGACY GLEN HEIGHTS S.E.  
CALGARY, ALBERTA

**LEGAL DESCRIPTION:** LOT 5  
BLOCK 82  
PLAN 241 1767

**PREPARED FOR:** LOOK MASTER BUILDER

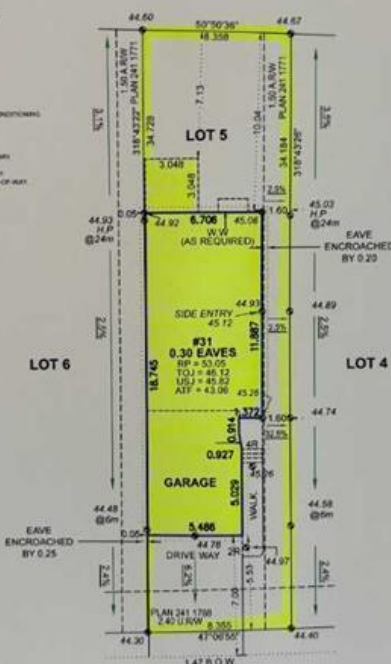
**SCALE:** 1:200

**NOTE:**  
DIMENSION TO BE CONFIRMED BY BUILDER.



**ABBREVIATIONS AND DEFINITIONS**

- \* SP LANT. SECOND FLOOR LANTERN
- \* S.O.C. BACK OF CURB
- \* S.O.C. BACK OF RAIL
- \* CONC. CONCRETE
- \* C.B. CULVERT/PIPE
- \* S.M. SMALL WALL
- \* S.O.A. SCAP OF ASPHALT
- \* S.M. STREETSIDE
- \* F.A. FOUND IRON POST
- \* F.A. FOUND IRON BAR
- \* F.A. FOUND IRON ROD
- \* HEATING VENTILATION AIR CONDITIONING
- \* J.B. JUNCTION
- \* INT. INTERIOR
- \* L.O.D. L.P. OF BUTTER
- \* N.A. N.A. N.A. ACCESS RIGHT OF WAY
- \* N.P. LANT. NAIL FLOOR LANTERN
- \* N.W. N.W. N.W. RIGHT OF WAY
- \* O.D. OVERLAP OVERLAP RIGHT OF WAY
- \* P.L. PROPERTY LINE
- \* P.M. POSITION
- \* R.P. RETAINING
- \* R.W. RIGHT OF WAY
- \* S.W. S.W. S.W. RIGHT OF WAY
- \* S.W. S.W. S.W. RIGHT OF WAY
- \* S.W. S.W. S.W. RIGHT OF WAY
- \* S.W. S.W. S.W. RIGHT OF WAY
- \* S.W. S.W. S.W. RIGHT OF WAY




31 LEGACY GLEN HEIGHTS S.E

BUILDING AREA = 117.13m<sup>2</sup>  
LOT AREA = 287.76m<sup>2</sup>  
LOT COVERAGE = 40.70%

ACTUAL TOP OF FOOTING (ATF): 43.08  
LOWEST TOP OF FOOTING (LTF): 42.15  
TOP OF JOIST (TOJ): 40.12  
UNDERSIDE OF JOIST (UJO): 45.82  
GARAGE SLAB: 44.49  
SETBACK: 5.55

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241121 plot plan REV3.dwg



HOA Fees 65

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             MaxWell Canyon Creek

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