\$644,900 - 252 Legacy Glen Parade Se, Calgary

MLS® #A2192764

\$644,900

3 Bedroom, 3.00 Bathroom, 1,589 sqft Residential on 0.07 Acres

Legacy, Calgary, Alberta

ASK ABOUT OUR SPRING PROMOTIONS! LOOK MASTER BUILDER has added a long list of upgrades to this amazing wide open model to ensure that you'll be thrilled with the final results on the possession day! Check and compare the included features: 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, a rough-in opening for a built-in microwave, a rough-in for future chimney hoodfan, spacious kitchen pantry, 36" high upper cabinets, stylish Blanco Silgranit kitchen sink with soap dispenser, 2 sets of pots and pans drawers (4 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, 8' of black metal spindles, black door handles, black hinges and matte black bathroom hardware, upper floor laundry room, cozy 2nd floor bonus room, the ensuite has a quartz countertop with 2 undermount sinks and a 5' wide "TILED" ensuite shower (tiled to the ceiling), 1 row of tile above counters in



VISTA 20'

HOME# LG-0369C 252 LEGACY GLEN PARAGE SE MAIN FLOOR - 720 SQ. FT.



MAIN FLOOR

upper bathrooms, bathroom vanities have a bottom drawer, the main bath tub has vinyl tile extended to the ceiling, energy saving "triple pane" windows, side entry door to basement, clean air filtration system(HRV), General Aire drip humidifier, 96% high efficiency 2 stage multi-speed furnace, 80 gal US hot water tank, SMART ECOBEE 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 PRAIRIE styled front elevation with a double front garage and stone accenting, durable Hardie Board siding, attractive exposed aggregate driveway, 2 windows in basement and a \$500 front landscaping certificate! RMS measurements taken from Builder's blueprints.

Built in 2025

Essential Information

MLS® # A2192764 Price \$644,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,589 Acres 0.07

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 252 Legacy Glen Parade Se

Subdivision Legacy

City Calgary

County Calgary

Province Alberta

Postal Code T2X 5Z6

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached, Ag

of Garages 2

Interior

Interior Features Bathroom Rough-in, Break

Kitchen Island, No Animal H Pantry, Quartz Counters,

Fixtures

Appliances See Remarks

Heating High Efficiency, Forced Air, F

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Mantle

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Street Lighting

Roof Asphalt Shingle

Construction Stone, Wood Frame, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed February 6th, 2025

Days on Market 71

Zoning R2-M

HOA Fees 65

HOA Fees Freq. ANN

Listing Details

VISTA 20'

HOME# LG-0369C 252 LEGACY GLEN PARAGE SE UPPER FLOOR - 869.33 SQ. FT.



UPPER FLOOR

