

# \$739,900 - 43 Legacy Glen Heights Se, Calgary

MLS® #A2241634

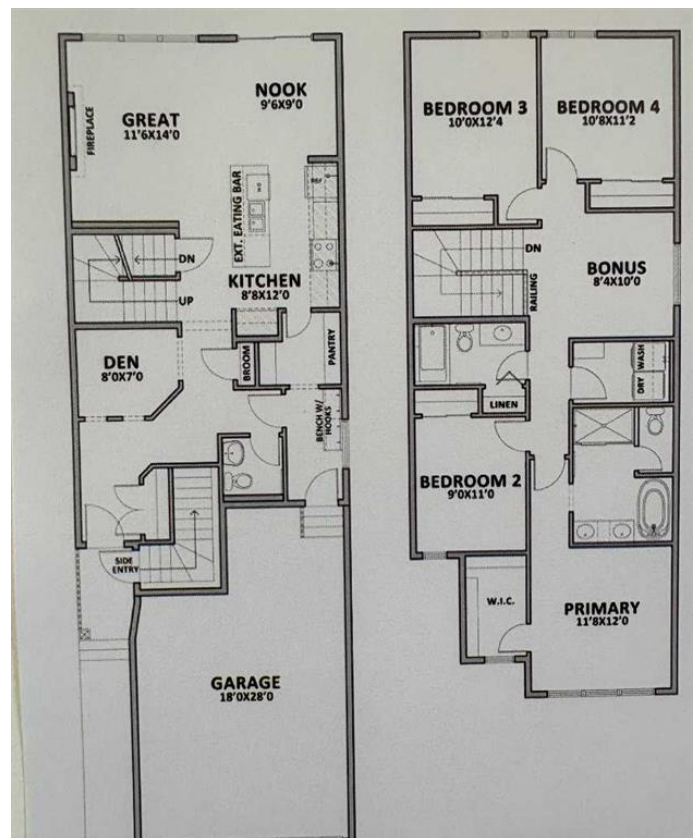
**\$739,900**

4 Bedroom, 3.00 Bathroom, 2,014 sqft

Residential on 0.07 Acres

Legacy, Calgary, Alberta

NOVEMBER POSSESSION \* 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, 2 EGRESS  
BASEMENT WINDOWS, 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, RI 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, RI gasline for BBQ, elegant Tudor front elevation with stone accenting, THE GARAGE IS 28 FEET LONG IN PLACES and a \$500 front landscaping certificate! RMS measurements taken from Builder's blueprints. Photos are representative.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241634    |
| Price          | \$739,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,014       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 43 Legacy Glen Heights Se |
| Subdivision | Legacy                    |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2X 5Z5                   |



### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                                                                                                                                             |
| Heating           | High Efficiency, Forced Air, Natural Gas, Humidity Control                                                                                                                                                                              |
| Cooling           | None                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                                                       |
| Fireplaces        | Electric, Mantle, Great Room                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                                     |
| Basement          | Exterior Entry, Full, 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    | August 2nd, 2025 |
| Days on Market | 2                |
| Zoning         | R-1N             |
| HOA Fees       | 65               |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             MaxWell Canyon Creek

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