

# \$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

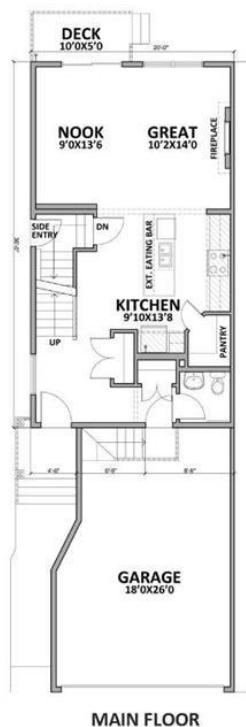
Legacy, Calgary, Alberta

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 upper bathrooms, bathroom vanities have a



**VISTA 20'**

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



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

**VISTA 20'**  
 HOME# LG-0369C  
 252 LEGACY GLEN PARAGE SE  
 UPPER FLOOR - 869.33 SQ. FT.

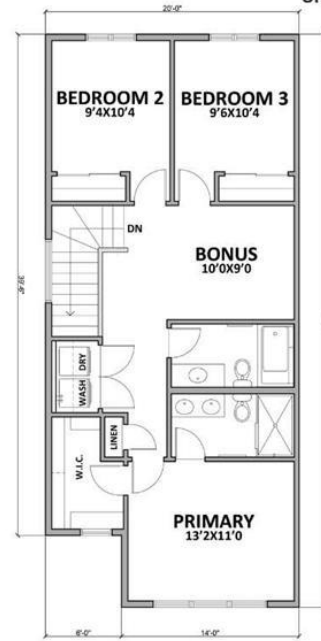
**Amenities**

Amenities None  
 Parking Spaces 4  
 Parking Double Garage Attached, Ag  
 # of Garages 2

**Interior**

Interior Features Double Vanity, High Ceiling  
 Smoking Home, Open Floor  
 Rough-in, Breakfast Bar,  
 Entrance

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



UPPER FLOOR

**Exterior**

Exterior Features BBQ gas line  
 Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Street Lighting  
 Roof Asphalt Shingle  
 Construction Cement Fiber Board, Wood Frame, Stone  
 Foundation Poured Concrete

**Additional Information**

Date Listed February 6th, 2025  
 Days on Market 35  
 Zoning R2-M  
 HOA Fees 65  
 HOA Fees Freq. ANN

**Listing Details**

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