

# \$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

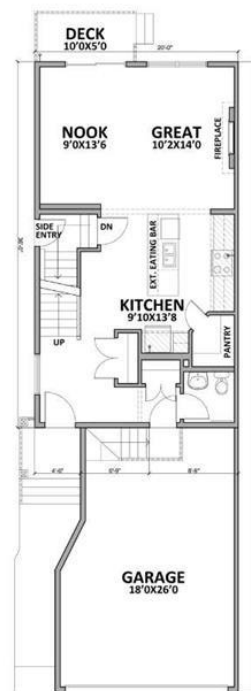


**VISTA 20'**

**HOME# LG-0369C**

252 LEGACY GLEN PARADE 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**

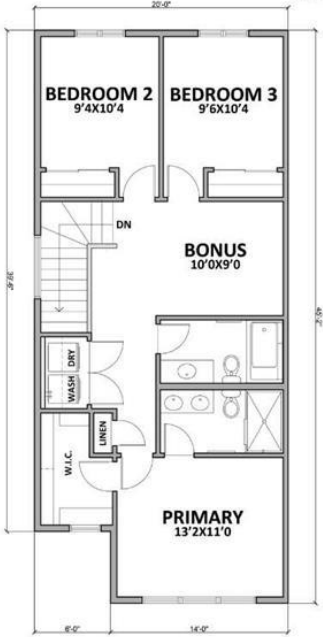
Address	252 Legacy Glen Parade Se
Subdivision	Legacy

City  
County  
Province  
Postal Code

Calgary  
Calgary  
Alberta  
T2X 5Z6

VISTA 20'

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



UPPER FLOOR

Amenities

Amenities  
Parking Spaces  
Parking  
# of Garages

None  
4  
Double Garage Attached, Ag  
2

Interior

Interior Features  
Appliances  
Heating  
Cooling  
Fireplace  
# of Fireplaces  
Fireplaces  
Has Basement  
Basement

Bathroom Rough-in, Break  
Kitchen Island, No Animal H  
Pantry, Quartz Counters,  
Fixtures  
See Remarks  
High Efficiency, Forced Air, F  
None  
Yes  
1  
Electric, Mantle  
Yes  
Exterior Entry, Full, Unfinished

Exterior

Exterior Features  
Lot Description  
Roof  
Construction  
Foundation

BBQ gas line  
Back Yard, Backs on to Park/Green Space, Front Yard, Street Lighting  
Asphalt Shingle  
Stone, Wood Frame, Cement Fiber Board  
Poured Concrete

Additional Information

Date Listed  
Days on Market  
Zoning  
HOA Fees  
HOA Fees Freq.

February 6th, 2025  
72  
R2-M  
65  
ANN

Listing Details

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