

\$594,900 - 264 Legacy Glen Parade Se, Calgary

MLS® #A2238166

\$594,900

3 Bedroom, 3.00 Bathroom, 1,589 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

JANUARY POSSESSION * 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, 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), large great room with 50" wide fireplace, a fireplace mantle, an in-wall conduit for a TV above the fireplace mantle, 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, 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 ensuite shower, 1 row of tile above counters in upper bathrooms, bathroom vanities have a bottom drawer, the main bath tub and ensuite shower have 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, 8 ft. foundation wall height, painted basement floor and stairs, soffit plug and switch, elegant styled "ARTS and CRAFTS" front elevation with a double front garage and stone accenting, Durable "HARDIE PLANK SIDING", 2 egress windows in basement and a \$500 front landscaping certificate! RMS measurements taken from Builder's blueprints.

Built in 2025

Essential Information

MLS® #	A2238166
Price	\$594,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,589
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

Community Information

Address	264 Legacy Glen Parade Se
Subdivision	Legacy
City	Calgary

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