

\$622,900 - 183 Legacy Glen Parade Se, Calgary

MLS® #A2081332

\$622,900

3 Bedroom, 3.00 Bathroom, 1,617 sqft
Residential on 0.06 Acres

Legacy, Calgary, Alberta

NEW EXECUTIVE HOME BACKING A GREENBELT in the master-planned community of Legacy built by Armour Developments Ltd, welcome to Aurora in Legacy. Aurora in Legacy offers an exclusive selection of spacious, THREE-BEDROOM semi-detached homes, with DOUBLE FRONT ATTACHED GARAGES all backing onto GREENSPACE with direct access to Legacy's vast pathways systems and only steps from Legacy's Yellow Park. These well-appointed, brand-new homes offer DESIGNER SPECIFICATIONS, gourmet kitchens showcase stone countertops, shaker profile cabinets with 42"™ uppers, soft close doors and draws, tiled backsplashes, pantries, islands with eating bars and STAINLESS STEEL APPLIANCES (fridge with water and ice maker). The open-concept main floors feature 9' knockdown ceilings, and wide plank hardwood flooring, while bathrooms and upper-floor laundry areas are complete with tile flooring. The ELEVATED FINISHINGS of these homes feature maintenance-free, non-combustible, fibre cement siding with eldorado stone accents, precast concrete steps and poured concrete walkways. Double soundproof, fireproofed, common walls, low solar heat gain PVC windows, laundry conveniently located on the upper floors, and ensuite bathrooms. Cabinets in sophisticated colors, shaker profile with full height, 42"™ uppers, pot drawers, undercabinet kitchen lighting and valence with soft close doors and



drawers, undermount granite composite or stainless steel kitchen sink, contemporary interior finishes, stylish lighting selections and upgraded single lever, Delta Trinsic series plumbing hardware.

Built in 2023

Essential Information

MLS® #	A2081332
Price	\$622,900
Sold Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,617
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	183 Legacy Glen Parade Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4T3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,
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	Pantry, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board, See Remarks, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2023
Date Sold	November 9th, 2023
Days on Market	54
Zoning	R-2M
HOA Fees	65.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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