

\$649,900 - 97 Legacy Glen Place Se, Calgary

MLS® #A2104933

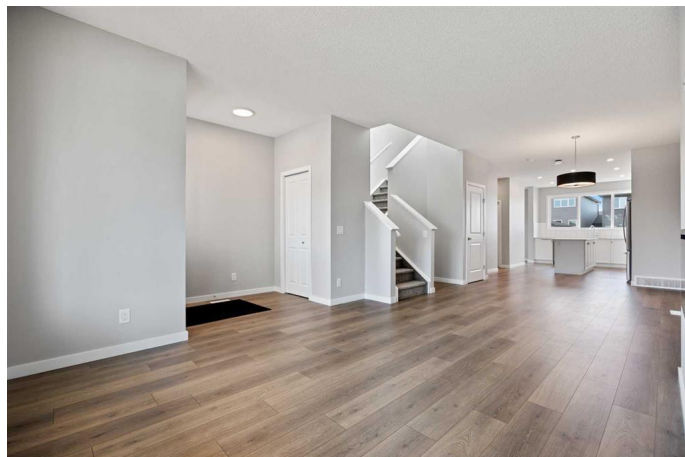
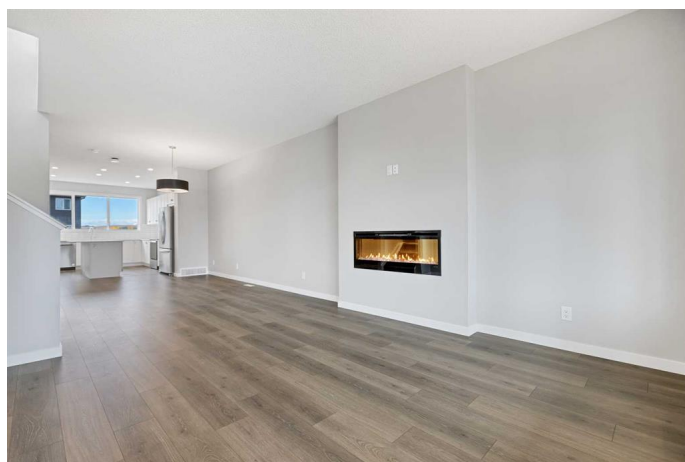
\$649,900

3 Bedroom, 3.00 Bathroom, 1,568 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

* SIDE ENTRY * QUICK POSSESSION *
NEW FLOOR PLAN * Exquisite & beautiful, you will be impressed by Jayman BUILT's BRAND NEW "LOGAN 18" model currently being built in the up & coming community of Legacy. A lovely neighborhood with new schools & great new amenities welcomes you into over 1500+ sq ft of above-grade living space featuring stunning craftsmanship and thoughtful design. Offering an open floor plan featuring an outstanding design for the most discerning buyer! This highly functional floorplan boasts an elevated and stunning GOURMET kitchen with a beautiful center island with Flush Eating Bar & Sleek stainless-steel appliances, including a WHIRLPOOL French Door refrigerator with icemaker, Electric slide smooth top range, and a range microwave with hood fan flowing nicely into an adjacent spacious dining room. All creatively overlooking your wonderful Great Room with a gorgeous feature fireplace and a bank of unique windows inviting an abundance of natural daylight. To complete this level, you have a strategically located sizeable pantry and convenient half bath near the home's rear with a quaintly designated mud room heading out to your 11x10 deck. Discover the upper level where you will enjoy a lovely flex area, full bath, convenient 2nd-floor laundry, and three sizeable bedrooms, with the Primary Suite boasting a sizeable walk-in closet and a 3pc en suite with oversized shower. The lower level offers a 3 pc rough-in for a 9 ft raised



ceiling height for future development and awaits your great design ideas along with a CONVENIENT SIDE ENTRY! - Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High-Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Polaire QUARTZ counter tops throughout, pantry, open to above stairwell, Triple Pane Windows and Smart Home Technology Solutions! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Welcome Home!

Built in 2023

Essential Information

MLS® #	A2104933
Price	\$649,900
Sold Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,568
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	97 Legacy Glen Place Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4T5

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Gravel Driveway, Off Street

Interior

Interior Features	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	March 10th, 2024
Days on Market	37
Zoning	R-1N

HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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