

# \$649,900 - 41 Legacy Glen Place Se, Calgary

MLS® #A2164337

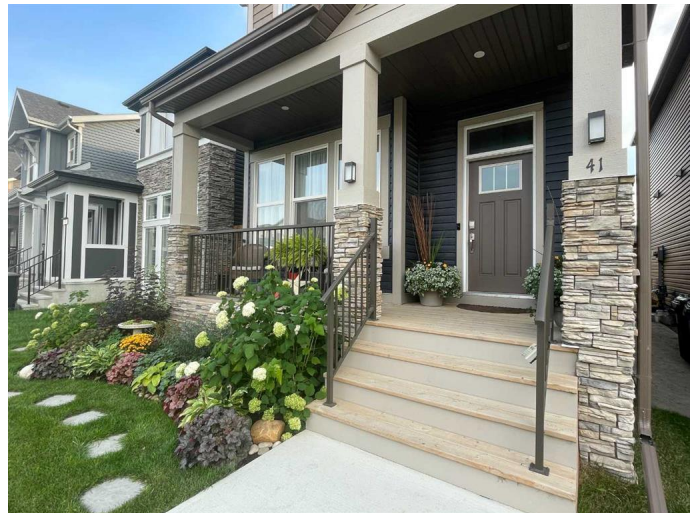
**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,658 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

Are you looking to live in an exciting new Community? This is your opportunity - Legacy and under \$650K! Start enjoying this convenient Location - Steps away from the ponds, Ice rink, parks, pathways, schools (x2), shopping, soccer, bike paths, South Pointe Hospital, transit, off-leash dog areas, and the major south expressways. Community lifestyle living that makes Legacy an outstanding, safe, and secure community. An excellent URBAN STYLE Jayman BUILT "SONATA" home on a south-facing rear yard homesite with many custom Jayman Design center upgraded features. Meticulously maintained & crafted by the original owner - Truly a custom-built DREAM home. Over 2025 SF of luxury living space offering 3 bedrooms, 4 baths & finished basement ... Check out the floor plan and pictures! This OPEN design features 8', 10' & 12' high ceilings - Spectacular CHEF's kitchen overlooking the dining area and the lower great room. Upgraded features include iron spindle railing, triple pane windows, lots of countertop space, tankless water heater, active heat recovery system, luxury wide plank light oak hardwood flooring, plush carpet in basement, upper bedrooms & on stairs, light & plumbing fixtures, baseboard, doors and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining: Sleek modern ceiling high white cabinetry, with classic shaker style doors, soft close, upgraded Kitchen Aid stainless steel appliances with a gas cooktop, built-in ovens,



& hood cover, full tiled backsplash, dramatic peninsula island with pendants and eating bar for four & under mount black granite sink, and pantry. Upstairs includes an oversized primary bedroom with a full spa-like 5 piece ensuite and a supersized walk-in closet. Plus, 2 good-sized spare bedrooms, an upper laundry room, and a central walkway for excellent traffic flow. **BONUS:** Basement is finished with a large family room, and half bath. Other impressive features include 6 solar panel, High 10' - 11' basement ceilings, south facing back yard with an upper wood deck, detached 22' x 20' - 2 car garage, rich front curb appeal with stone details and covered entry. Quick October 2024 possession date available! Call your friendly REALTOR(R) to book a viewing!

Built in 2021

**Essential Information**

MLS® #	A2164337
Price	\$649,900
Sold Price	\$648,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,658
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	41 Legacy Glen Place Se
Subdivision	Legacy
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2X 4G8

### Amenities

Amenities	Beach Access, Clubhouse, Party Room, Playground, Recreation Room, Racquet Courts
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, On Street, Alley Access, Garage Faces Rear, Side By Side

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Recessed Lighting
Appliances	Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Private, Rectangular Lot, Close to Clubhouse, Fruit Trees/Shrub(s), Interior Lot, Yard Lights, Zero Lot Line
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 9th, 2024
Date Sold	October 2nd, 2024
Days on Market	23
Zoning	R-1N
HOA Fees	60.00
HOA Fees Freq.	ANN

### Listing Details

Listing Office

Jayman Realty Inc.

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