

# \$640,000 - 31 Legacy Glen Rise Se, Calgary

MLS® #A2174905

**\$640,000**

3 Bedroom, 3.00 Bathroom, 1,618 sqft

Residential on 0.08 Acres

Legacy, Calgary, Alberta

Step into this charming 3-bedroom, 2.5-bathroom residence, perfectly situated in the desirable community of Legacy. This home features a detached double HEATED garage, making it a must-see for anyone looking for comfort and convenience!

Walking in, youâ€™ll be greeted by an inviting open floorplan that seamlessly connects the living area and kitchen, creating an entertainer's paradise. The kitchen has modern updates, including stunning quartz countertops, sleek stainless steel appliances, and a spacious center island that makes cooking and gathering with loved ones a true delight.

Head upstairs to discover a large family room that is ideal for cozy movie nights or catching up on your favorite TV shows. The primary suite is a true retreat, featuring expansive windows that flood the room with natural light, along with a beautiful 4-piece ensuite complete with a luxurious large tile showerâ€”your personal oasis for relaxation.

On this floor, youâ€™ll also find two additional well-sized bedrooms, a generous 4-piece bathroom, and a conveniently located laundry room, making everyday tasks a breeze. The unfinished basement presents a blank canvas, ready for you to design your ideal space, whether it be a home gym, playroom, or additional living area. The possibilities are truly



endless!

Step outside to your private backyard oasis, featuring a spacious wood deck that’s perfect for entertaining friends and family during those warm summer evenings. The detached double HEATED garage is an added bonus, ensuring your vehicles and belongings stay protected during Calgary’s chilly winters.

Located in the vibrant community of Legacy, this home offers a lifestyle of timeless living, catering to every stage of life. With the new All Saints High School and future schools planned for all ages, plus a new shopping center nearby, Legacy truly has everything your family needs to thrive. Enjoy access to 300 acres of environmental reserve, making it an ideal community for growing families.

Don’t miss out on the opportunity to make this delightful home your own. Schedule a viewing today and experience all that Legacy has to offer!

Built in 2021

**Essential Information**

MLS® #	A2174905
Price	\$640,000
Sold Price	\$628,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,618
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

### Community Information

Address	31 Legacy Glen Rise Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4T4

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	Double Vanity, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Microwave, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 24th, 2024
Date Sold	November 15th, 2024
Days on Market	22
Zoning	R-G
HOA Fees	60.00

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.