

\$610,900 - 179 Legacy Glen Court Se, Calgary

MLS® #A2176774

\$610,900

3 Bedroom, 3.00 Bathroom, 1,792 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "AVID 20" HOME with CONVENIENT SIDE ENTRANCE located in the beautiful community of Legacy. A lovely neighborhood with great amenities welcomes you into over 1700+sqft of above grade living space featuring stunning craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful centre island with flush eating bar & sleek stainless steel Whirlpool appliances including a French door refrigerator with ice maker, electric range oven, Panasonic Microwave with trim kit and a Broan BBN3306SS power pack built-in cabinet hoodfan . Stunning QUARTZ counter tops, spacious walk-in pantry, soft close slab cabinets and Silgranite Cinder undermount sink compliment the space. Enjoy the generous dining area that overlooks the spacious Great Room with the stunning Prairie elevation out front along with an additional MAIN FLOOR FLEX SPACE - ideal for your home office AND HALF BATH for friends and family. You will discover the 2nd level boasts 3 sizeable bedrooms with the Primary Bedroom including a gorgeous 4 pc private en suite with a generous walk-in closet along with 2nd floor laundry for ease of convenience. In addition, enjoy a nicely centralized BONUS ROOM that separates the two additional bedrooms and the Primary Suite for additional privacy. The lower level has 3 pc rough in for future bath development and the back yard has space for



you to a build double detached garage at your leisure. Additional features of the home include a professionally designed Alabaster colour palette, CONVENIENT SIDE ENTRY, raised 9ft basement ceiling height and the Extra Fit & Finish. 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, Triple Pane Windows and Smart Home Technology Solutions! Situated in the heart of Legacy and only minutes away from the newly developed Township Shopping Area providing the convenience of having everything you could possibly need right in your own neighbourhood. Restaurants, groceries, coffee shops, all creating a wonderful community and lifestyle for you to enjoy. With quick access to McLeod and Stony Trail while soaking up nature with a 300-acre environmental reserve as your surroundings, Legacy is the ideal choice to start creating new memories. Discover today and welcome home!

Built in 2024

Essential Information

MLS® #	A2176774
Price	\$610,900
Sold Price	\$610,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,792
Acres	0.06
Year Built	2024
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	179 Legacy Glen Court Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5J3

Amenities

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

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Smart Home, Tankless Hot Water
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	November 6th, 2024
Date Sold	December 11th, 2024
Days on Market	35
Zoning	R-G

HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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