

# \$1,150,000 - 10 Legacy Forest Heights Se, Calgary

MLS® #A2197135

**\$1,150,000**

3 Bedroom, 3.00 Bathroom, 2,605 sqft  
Residential on 0.12 Acres

Legacy, Calgary, Alberta

**\*\*OPEN HOUSE SUNDAY, MARCH 30TH AT 12-5 PM\*\* \*Visit Brochure for full details!\*** A stunning new home is coming soon to Legacy, with plenty of time to customize and select your finishes! Crafted by Veranda at Legacy, a quality homebuilder offering over 50 years of expertise in creating timeless, elegant, quality-built homes. Experience refined living in this elegantly designed *Elm*™ floorplan, featuring over 2,600 sq ft above grade w/ triple car garage, all in a gorgeous estate section of the community bordering the environmental reserve and located just mins to all kinds of amenities. Inside, natural light fills the open-concept living space on the main, where thoughtful design elements like luxury vinyl plank flooring, 3<sup>rd</sup> low-glare led pot lights, and 8<sup>th</sup>™ lacquered doors create a sophisticated feel. The gourmet kitchen is a true showpiece, featuring a custom hood fan surround, soft-close cabinetry including garbage and recycling pull outs, quartz or granite counters, and premium KitchenAid stainless steel appliances including your choice of a gas or induction cooktop. A walk-through pantry connects to the mudroom for easy grocery unloading, and for added convenience, it can be converted into a fully functional spice kitchen. The 2-storey living room is a breathtaking space featuring soaring ceilings, abundant natural light, and a striking 42<sup>nd</sup> gas fireplace with a custom mantle. The dining area is perfect for family meals and offers seamless indoor-outdoor living with



10 LEGACY FOREST HEIGHTS SE | MAIN FLOOR



10 LEGACY FOREST HEIGHTS SE | UPPER FLOOR



access to the rear concrete patio and backyard. A main floor office is discretely tucked away to allow for privacy and concentration while working from home, or would make a great playroom where the kids toys can be hidden away while hosting visitors. Upstairs, 3 spacious bedrooms provide room to grow, with the option to convert the bonus room to a 4th bedroom if desired. The primary suite is a luxurious retreat, boasting a walk-in closet and spa-inspired en-suite with a freestanding soaker tub, a beautifully tiled shower with a solid-surface bench, and elegant Delta faucets. 2 other bedrooms offer quick access to the main 4-piece bath, and upper floor laundry makes laundry day less of a chore - all with the luxury of quartz or granite counters. The large basement offers endless possibilities and can be fully developed (at an additional cost) to include a large rec room with the option for a wet bar, a dedicated gym space, an additional bedroom, and a well-appointed 4pc bathroom. The triple-car attached garage with 8' tall doors offers ample vehicle storage, while the maintenance-free rear concrete patio provides the perfect outdoor space. This fantastic home also integrates energy efficiency with numerous features including Lux energy-saving Low-E triple-pane windows, a Lennox two-stage variable speed high-efficiency furnace, and more. This home is located in the thoughtfully planned community of Legacy, offering numerous amenities and a vast 300-acre environmental reserve.

Built in 2025

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2197135    |
| Price    | \$1,150,000 |
| Bedrooms | 3           |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,605       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 10 Legacy Forest Heights Se |
| Subdivision | Legacy                      |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2X 4J3                     |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Community Gardens, Recreation Facilities |
| Parking Spaces | 6  |
| Parking        | Triple Garage Attached                   |
| # of Garages   | 3  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Refrigerator, See Remarks   |
| Heating           | High Efficiency, Forced Air, Natural Gas, See Remarks   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                       |
|-----------------|-----------------------|
| Lot Description | Back Yard, Front Yard |
| Roof            | Asphalt Shingle       |
| Construction    | Stucco                |
| Foundation      | Poured Concrete       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 4                |
| Zoning         | R-G              |
| HOA Fees       | 60               |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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