

\$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

****SHOWHOME LOCATED AT 13 LEGACY RIDGE HEIGHTS SE IS OPEN SATURDAY & SUNDAY 12-5 PM**** 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, 3rd low-glare led pot lights, and 8th 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 42nd gas fireplace with a custom mantle. The dining area is perfect for family meals and



10 LEGACY FOREST HEIGHTS SE | MAIN FLOOR



10 LEGACY FOREST HEIGHTS SE | UPPER FLOOR



offers seamless indoor-outdoor living with 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 LoE 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 | 16 |
| Zoning | R-G |
| HOA Fees | 60 |
| HOA Fees Freq. | ANN |

Listing Details

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

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