

# \$749,000 - 316 Legacy Heights Se, Calgary

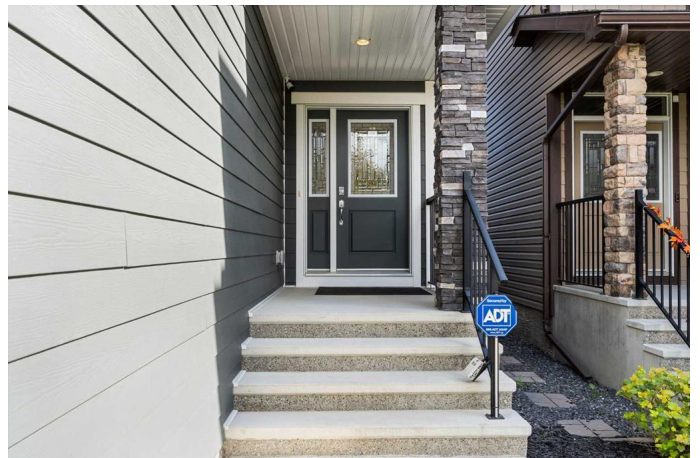
MLS® #A2227224

**\$749,000**

3 Bedroom, 2.00 Bathroom, 1,904 sqft  
Residential on 0.08 Acres

Legacy, Calgary, Alberta

OPEN HOUSE CANCELLED! Property is now CS! Welcome to this exquisite 2-storey detached home, offering nearly 2000 square feet of above-grade in the highly sought-after community of Legacy. This residence provides an abundance of space to meet all your needs. As you enter, you'll be greeted by a bright and inviting layout, featuring an open-concept main floor that effortlessly blends the dining room, living room, and kitchen. A charming gas fireplace adds a touch of warmth and character to the living area. The quality finishes throughout the home highlight its elegance and style. The main level also conveniently connects to a spacious 2-car attached garage, a mudroom, and a half bath. Upstairs, you'll find two generously sized bedrooms, perfect for guests or children, along with a centrally located full bathroom, a large bonus room, an upstairs laundry room, and the primary bedroom. The primary suite is a true sanctuary, complete with a large walk-in closet and a luxurious ensuite that evokes a spa-like atmosphere. This meticulously maintained home provides a spacious and comfortable living environment for the whole family. With an unfinished basement, there's potential for additional living or recreational space tailored to your specific needs. The exterior features are equally impressive, showcasing hardy board siding, a spacious driveway for multiple vehicles, and a fenced yard with a back deck, perfect for outdoor entertaining or enjoying private relaxation. Located on a quiet street



and just steps from the ridge and community walking paths, this property offers a serene and peaceful setting. Legacy boasts an array of amenities, including scenic walking paths, ponds, schools, shopping centers, restaurants, and playgrounds. Its prime location provides easy access to Macleod Trail, Deerfoot Trail, and Stoney Trail, simplifying your daily commute. Families will appreciate the educational options available, with plans for various schools catering to all age groups from elementary through high school. The community also features recreational amenities, parks, soccer fields, and over 300 acres of protected environmental reserve, ensuring plenty of opportunities for leisure and outdoor activities. Donâ€™t miss the chance to make this meticulously maintained home yours in a highly desirable community. Contact your favorite agent today to schedule a viewing and discover the best of Legacy living!

Built in 2016

**Essential Information**

MLS® #	A2227224
Price	\$749,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,904
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	316 Legacy Heights Se
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Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2E9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Days on Market	10
Zoning	R-G

### Listing Details

Listing Office	CIR Realty
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