

# \$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 SATURDAY & SUNDAY FROM 12PM-5PM - SHOWHOME ADDRESS IS 13 Legacy Ridge Heights SE\* 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" low-glare led pot lights, and 8"™ 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" 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 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	117
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.