

# \$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

\*Visit brochure for more 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" 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 offers seamless indoor-outdoor living with access to the rear concrete patio and



10 LEGACY FOREST HEIGHTS SE | MAIN FLOOR



10 LEGACY FOREST HEIGHTS SE | UPPER FLOOR



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	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s), Breakfast Bar
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
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Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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