



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**93 LEGACY GLEN Place, Calgary T2X 4T5**

MLS® #: **A2104929**

Area: **Legacy**

Listing Date: **02/01/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **+\$20k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **2,794 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,770**

Low Sqft:

Ttl Sqft: **1,770**

DOM

**109**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane**

**Alley Access,Gravel Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction:  
**Stone,Vinyl Siding,Wood Frame**

Flooring:  
**Carpet,Vinyl**

Water Source:

**Public**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Range Hood,Refrigerator,Tankless Water Heater**

Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 13`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`6" x 9`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 12`5"</b>	<b>Office</b>	<b>Main</b>	<b>11`1" x 8`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`4" x 6`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`7" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 11`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`1" x 10`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>19`9" x 5`6"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	<b>9`0" x 9`4"</b>

Laundry  
Walk-In Closet

Upper  
Upper

6`9" x 4`2"  
4`8" x 2`8"

Walk-In Closet  
Walk-In Closet  
Legal/Tax/Financial

Upper  
Upper

10`9" x 4`8"  
4`11" x 2`8"

Title:  
**Fee Simple**  
Legal Desc:

**2311619**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**\* OPEN HOUSE ALERT - SAT/MON between 2:00 to 4:00 pm \* BRAND NEW HOME ALERT \* 10 SOLAR PANELS \* MAIN FLOOR FLEX ROOM \* Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's highly sought-after "COOPER" home located in the up & coming community of Legacy. A lovely neighborhood with new schools & great new amenities welcomes you into over 1700+ sq ft of above-grade living space featuring stunning craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful extended island with a flush eating bar & sleek stainless steel Whirlpool appliances, including a French door refrigerator with ice maker, electric slide-in range, Panasonic built-in microwave, and a Broan Power Pack hood fan with the modern square front. Elegant white QUARTZ countertops, soft close slab cabinets, and sil granite undermount sink compliment the space. Enjoy the generous dining area adjacent to the spacious kitchen, overlooking the lower rear Great Room with an 11-foot ceiling and an electric fireplace. To complete the main level, you have a convenient half bath for friends and family and a designated flex space perfect for an office or den. You will discover the 2nd level boasts 3 sizeable bedrooms, with the Primary Bedroom including a gorgeous 4 pc private en suite with an oversized walk-in shower, dual vanities, and generous walk-in closet along with 2nd-floor laundry for convenience. In addition, the rest of the family can enjoy a 5 piece full bath, including dual vanities. Raised 10 ft basement ceiling height and 3 pc rough-in for future bath development and space to build a double detached garage at your leisure. Not to mention your Jayman home offers Smart Home Technology Solutions, Core Performance with TEN SOLAR PANELS, Built Green Canada Standard, with an EnerGuide Rating, UV-C Ultraviolet Light Air Purification System, High-Efficiency Furnace with Merv 13 Filters & HRV Unit, Navien-Brand tankless hot water heater and triple pane windows. Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime.**

Inclusions:  
Property Listed By:

**N/A**  
**Jayman Realty Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







