



THE
A-TEAM

**RE/MAX
FIRST**

292 LEGACY Mount, Calgary T2X 2G7

MLS®#: **A2108212**

Area: **Legacy**

Listing Date: **02/20/24**

List Price: **\$1,099,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Calgary

Year Built:

2020

Lot Information

Lot Sz Ar:

5,102 sqft

Lot Shape:

12.02 X 35.14 X

14.44 X 34.99

Finished Floor Area

Abv Sqft:

2,887

Low Sqft:

Ttl Sqft:

2,887

DOM

89

Layout

Beds:

4 (4)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Back Yard,Close to Clubhouse,Lawn,Interior Lot,Landscaped

Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Floor Furnace,Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Lighting,Private Entrance,Private**

Yard,Rain Gutters

Construction:

Concrete,Wood Frame

Flooring:

Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Double Oven,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Induction Cooktop,Range Hood,Water Softener,Window Coverings

Int Feat:

Bathroom Rough-in,Built-in Features,Chandelier,Closet Organizers,Elevator,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Sump Pump(s),Wired for Data

Utilities:

Room Information

Room

Entrance

Living Room

Pantry

2pc Bathroom

Bedroom - Primary

Level

Main

Main

Main

Main

Upper

Dimensions

12`2" x 10`8"

14`11" x 14`0"

5`2" x 3`11"

8`10" x 3`4"

14`9" x 14`5"

Room

Kitchen

Dinette

Den

Mud Room

4pc Ensuite bath

Level

Main

Main

Main

Main

Upper

Dimensions

16`0" x 12`0"

18`6" x 17`11"

11`5" x 7`5"

7`4" x 6`11"

13`2" x 8`7"

Walk-In Closet
4pc Ensuite bath
Bedroom
Bonus Room

Upper
Upper
Upper
Upper

7`2" x 5`5"
12`6" x 12`1"
10`8" x 9`11"
16`0" x 14`1"

Bedroom
Bedroom
4pc Bathroom
Laundry

Upper
Upper
Upper
Upper

12`2" x 10`10"
13`8" x 8`6"
11`3" x 4`11"
7`10" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

1810644

Remarks

Pub Rmks:

This exquisite two-story residence, completed in 2021, redefines modern living in Legacy Estates, Calgary. Boasting four bedrooms and three-and-a-half bathrooms within 2,887 square feet of space, it's designed for a life of luxury and comfort. With a focus on convenience and versatility, this home is perfect for growing families, multi-generational households or anyone seeking ease of mobility. The inclusion of a double-door elevator offers unparalleled ease of movement throughout the residence, providing effortless access from the garage, basement, and both the main and upper levels. The elevator adds a level of convenience and functionality that elevates the home's appeal and utility for all occupants. As you enter, the 9-foot high ceilings and luxurious vinyl plank hardwood flooring set an elegant tone. The open floorplan on the main floor seamlessly connects the stylish kitchen, complete with quartz counters and a culinary island, to a cozy living room and a dining area with a coffee bar. A walk-through pantry, main floor 2-piece bathroom, an office space, and access to the deck via the double opening patio doors expand the home's functionality. What truly sets this home apart are its professional-grade features, including a commercial-sized refrigerator, an induction stove built into the counter with a hood fan, and double ovens, with the top oven doubling as a microwave. Whether you're a culinary expert or simply appreciate top-tier appliances, this kitchen is a chef's dream. Upstairs, the primary bedroom offers a serene retreat with its own ensuite bathroom and walk-in closet. Three more generously sized bedrooms, one with a 4-piece ensuite and accessible lift system, a versatile bonus room, and a conveniently located laundry room provide ultimate convenience, with a total of three bathrooms upstairs. Elegant chandelier accents, closet organizers, and meticulously landscaped surroundings with poured aggregate concrete enhance the home's charm. Advanced wiring for data/cameras and dual-zone climate control cater to modern living. Outside, an oversized triple garage with extra tall doors offers secure parking and extra storage. The beautifully landscaped backyard creates a private oasis for outdoor enjoyment. Situated near parks, schools, and shopping, this residence seamlessly blends convenience with sophistication. If you seek a spacious, feature-rich home that combines accessibility, modern luxury, and a chef's dream kitchen, this Legacy property is your epitome of perfection. The unfinished basement with large windows, bathroom, and bar rough-ins offers the opportunity to create your dream space.

Inclusions:
Property Listed By:

Elevator and lift system
Century 21 Bravo Realty

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













