



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**212 LEGACY Mount, Calgary T2X 2G8**

MLS®#: **A2112352**      Area: **Legacy**      Listing Date: **05/24/24**      List Price: **\$899,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,028 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,590**  
 Low Sqft:  
 Ttl Sqft: **2,590**

DOM

**127**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Interior Lot,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Range,Dishwasher,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Bathroom Rough-in,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Flex Space	Main	8`9" x 9`5"	Family Room	Main	16`2" x 13`3"
Dining Room	Main	11`8" x 11`8"	Kitchen	Main	14`5" x 11`8"
2pc Bathroom	Main	5`0" x 4`10"	Mud Room	Main	7`1" x 6`9"
Bonus Room	Second	16`4" x 13`1"	Bedroom - Primary	Second	16`0" x 11`5"
Bedroom - Primary	Second	14`2" x 13`8"	Bedroom	Second	10`11" x 11`6"
Bedroom	Second	12`4" x 9`1"	Laundry	Second	5`6" x 5`5"

5pc Bathroom  
4pc Ensuite bath

Second  
Second

5`2" x 11`1"  
8`3" x 4`11"

5pc Ensuite bath

Second

19`11" x 13`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

1712147

Zoning:  
**R-1**

Remarks

Pub Rmks:

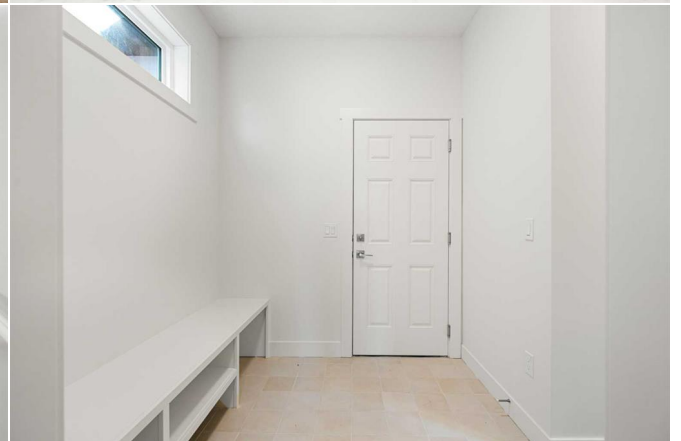
**Welcome to 212 Legacy Mount SE, an exceptional new home in one of Legacy's most coveted locations! The luxurious Notte model by Luxuria Homes offers 2,590 sq. ft. of refined living space with 4 bedrooms, 3.5 baths, and a bonus room, seamlessly combining modern sophistication with outstanding comfort. Situated just steps from scenic walking paths, this home perfectly balances natural beauty with convenience. Step inside to find a spacious flex room with double doors—ideal for a home office or a fifth bedroom. The heart of the home is the gourmet kitchen, featuring a large island, built-in appliances, extra cabinetry, and a butler's pantry for ample storage. The open-concept living area is highlighted by a striking gas fireplace with floor-to-ceiling tile, creating a cozy and inviting space for family gatherings or entertaining. The upper level features four generous bedrooms, including a lavish primary suite with tray ceilings. The spa-like ensuite includes dual sinks, a large shower, a soaking tub, and a private water closet. A second primary bedroom with its own ensuite and walk-in closet offers added privacy and comfort. Additional highlights include a vaulted ceiling bonus room, a large laundry room with sink, and a stylish main bathroom with dual sinks. The unfinished basement, complete with a separate side entrance, offers endless possibilities for customization to meet your needs. Don't miss the chance to own this Luxuria Homes masterpiece in one of Calgary's most desirable neighborhoods. Book your private tour today and experience the superior design and craftsmanship of 212 Legacy Mount SE!**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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



















**212 Legacy Mount SE, Calgary, AB**

Main Floor Exterior Area 103.97 sq ft  
Interior Area 377.64 sq ft  
Excluded Area 242.12 sq ft



0 5 10 ft  
PREPARED: 2024/05/31  
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**212 Legacy Mount SE, Calgary, AB**

1st Floor Exterior Area 1522.20 sq ft  
Interior Area 1827.03 sq ft



0 5 10 ft  
PREPARED: 2024/05/31  
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**212 Legacy Mount SE, Calgary, AB**

Basement (Below Grade) Exterior Area 999.32 sq ft  
Interior Area 900.33 sq ft



0 4 8 ft  
PREPARED: 2024/05/31  
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



