



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**246 LEGACY Heights, Calgary T2X0X8**

MLS® #: **A2116928**

Area: **Legacy**

Listing Date: **04/03/24**

List Price: **\$735,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 19-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,950 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,803**  
Low Sqft:  
Ttl Sqft: **1,803**

DOM

**46**

Layout

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

Parking

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

Access:

Lot Feat: **Lawn,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction:  
**Vinyl Siding,Wood Frame**  
Flooring:  
**Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Kitchen Island,No Smoking Home,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 13`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`7" x 8`8"</b>
<b>Office</b>	<b>Main</b>	<b>9`8" x 9`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`1" x 13`1"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`8" x 9`0"</b>
<b>Laundry</b>	<b>Second</b>	<b>8`6" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 9`7"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 8`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>2`10" x 6`7"</b>
<b>Pantry</b>	<b>Main</b>	<b>4`2" x 3`10"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>5`11" x 12`8"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>10`11" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`8" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 9`7"</b>

Game Room 3pc Bathroom	Basement Basement	22`1" x 14`2" 6`6" x 7`8"	Bedroom	Basement	10`3" x 9`8"
Legal/Tax/Financial					
Title: Fee Simple	Zoning: R-1N				
Legal Desc:	1410705	Remarks			
Pub Rmks:	Welcome to this beautiful front attached garage home with fully developed basement in the beautiful community of Legacy! Boasting a total of 4 bedrooms, 3.5 baths with over 2500 square feet of living space including the fully developed basement, this gorgeous home is sure to impress! There is plenty of space for each of your growing family. Situated in a quiet neighborhood of Legacy, this home offers a lot of parks and walking paths for your leisurely walks and for kids to run around and enjoy! From the moment you enter this gorgeous home, you will be greeted with an open spacious foyer, a study or den, and a very efficient lay out that flows efficiently to your main living area. The main floor boasts gleaming hardwood flooring, and a walkthrough pantry that leads to your beautifully upgraded executive kitchen. The kitchen features stainless-steel appliances, plenty of built-in drawers and cabinets for storage space. A very big kitchen island with granite countertop that is open to your dining/living area to entertain or host a large family/friends' gatherings. On the upper floor you will find a very spacious master bedroom complete with a 5-piece spa-like en-suite with double vanities, 2 large bedrooms and another 4-pc bath with double vanity sinks. A dedicated laundry area. On the upper floor you'll also find a very large bonus room for you to sit down, relax and spend quite time with your family. Going down to the basement, you will love the open entertaining space, laminate flooring throughout, with a very spacious bedroom and 3-piece walk-in shower. Nothing left out, with all the upgrades for this beautiful home! Close to all amenities and easy access to Macleod Trail and Stoney Trail that will get you out to any major quadrant of Calgary! It is move-in ready and shows 10/10! Do not miss out your opportunity to own this beautiful home.				
Inclusions:	shed				
Property Listed By:	Diamond Realty & Associates LTD.				

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

















