



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**33 LEGACY WOODS Place, Calgary T2X 2B5**

MLS®#: **A2117912**

Area: **Legacy**

Listing Date: **03/27/24**

List Price: **\$820,000**

Status: **Active**

County: **Calgary**

Change: **+\$10k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2019**  
Lot Information  
Lot Sz Ar: **4,402 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,972**  
Low Sqft:  
Ttl Sqft: **1,972**

DOM

**53**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Barbecue,BBQ gas line,Dock,Lighting,Other,Outdoor Grill,Private Yard,Storage**

Construction: **Cement Fiber Board,Concrete,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate,Wood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Microwave Hood Fan,Washer/Dryer,Window Coverings**  
Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Smart Home,Soaking Tub,Storage,Track Lighting,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
5pc Ensuite bath	Second	10`11" x 9`2"
Bedroom	Second	10`9" x 10`4"
4pc Bathroom	Second	8`3" x 4`11"
4pc Bathroom	Basement	8`7" x 5`7"
Dining Room	Main	9`11" x 9`7"
Bonus Room	Second	18`0" x 13`6"

Room	Level	Dimensions
Bedroom	Second	10`9" x 10`4"
Bedroom - Primary	Second	13`0" x 15`3"
2pc Bathroom	Main	5`2" x 4`11"
Living Room	Main	13`2" x 15`2"
Kitchen	Main	18`8" x 12`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1s**

**1711069**

Remarks

Pub Rmks:

**Indulge in the splendor of 33 Legacy Woods Place SE - a lavish sanctuary spanning 1,972.31 sq ft, featuring 3 bedrooms, a large BONUS room, a Den, and 3.5 bathrooms. Nestled in the serene enclave of Legacy Woods where the streets are peaceful. Be captivated by the irresistible curb appeal, guiding you into a meticulously designed interior. With an air of timeless elegance, this residence seamlessly merges functionality with luxury. At the heart of this abode lies the modern living and dining area, where cherished memories are made. The kitchen, a culinary haven, boasts premium appliances and abundant storage, fulfilling every chef's desires. The decision to sell this beloved home stems solely from the owners' career relocation. The fully finished basement adds versatility with an additional bedroom and bathroom, catering to guests or extended family members. A double attached garage, complete with an electric vehicle charger, offers added convenience. Don't let this exceptional opportunity pass you by. Schedule your viewing today and prepare to be enchanted by the undeniable allure of this remarkable residence.**

Inclusions:  
Property Listed By:

**EV Charger, Gulligan Water Purifier, Security System, Security Smart Lights, Air conditioning System  
Real Broker**

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









