



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**46 LEGACY GLEN Crescent, Calgary T2X 4G5**

MLS®#: **A2121237**

Area: **Legacy**

Listing Date: **04/09/24**

List Price: **\$825,000**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**  
Lot Information  
Lot Sz Ar: **5,812 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,509**  
Low Sqft:  
Ttl Sqft: **2,509**

DOM

**40**  
Layout  
Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Playground**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Bathroom Rough-in,Built-in Features,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`3" x 13`11"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>9`1" x 10`7"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`10" x 11`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 13`11"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>7`3" x 9`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 13`11"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>17`3" x 15`11"</b>	<b>Laundry</b>	<b>Upper</b>	<b>6`4" x 10`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`10" x 13`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`11" x 12`1"</b>	<b>Mud Room</b>	<b>Main</b>	<b>4`11" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 10`4"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`7"</b>

Entrance	Main	9`11" x 11`9"	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R-1N</b>	
Legal Desc:	1810726		Remarks
Pub Rmks:	<b>Welcome to this exquisite 2500+ sqft, 4-bedroom, 3-bathroom, 2-storey residence nestled on a spacious corner lot in the heart of Legacy, one of Calgary's most prestigious communities. This home epitomizes luxury living with its meticulously designed features. Step into the inviting main floor boasting an open-concept layout, featuring a full bathroom and bedroom for added convenience. The gourmet kitchen is adorned with an abundance of sleek cabinets, built-in appliances, and a generous dining nook, seamlessly flowing into the cozy living room highlighted by a gas fireplace. Granite/quartz countertops adorn the kitchen and bathrooms, adding elegance to every corner. Ascend the stairs to discover a sprawling bonus room, a large laundry room, and a sumptuous master bedroom boasting a spacious walk-in closet and a spa-inspired ensuite replete with a corner soaker tub, a tiled shower for two, and dual vanities. Two additional well-proportioned bedrooms share a family-sized bathroom, completing the upper level. The unfinished basement offers endless potential with a side entrance, 9" ceilings, and rough-ins for a future development allowing for personalized customization. This home is meticulously maintained and move-in ready, offering an unparalleled opportunity for luxurious living. Don't let this gem slip away - call today to make it yours!</b>		
Inclusions:	n/a		
Property Listed By:	Real Estate Professionals Inc.		

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

















