

**72 LEGACY GLEN Place, Calgary T2X 0X6**

MLS®#: **A2130473** Area: **Legacy** Listing Date: **05/09/24** List Price: **\$635,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 23-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **2,830 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,752**  
 Low Sqft:  
 Ttl Sqft: **1,752**

DOM

**46**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Front Yard**  
 Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`8" x 11`11"	2pc Bathroom	Main	5`9" x 5`0"
Kitchen	Main	14`8" x 16`7"	Living Room	Main	16`7" x 15`8"
Bedroom	Second	9`3" x 12`9"	Bedroom	Second	9`4" x 12`8"
4pc Bathroom	Second	4`11" x 7`11"	Bonus Room	Second	12`9" x 8`11"
Bedroom - Primary	Second	13`8" x 12`11"	3pc Ensuite bath	Second	4`11" x 7`11"
Other	Basement	17`11" x 42`2"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**2012132**

Remarks

Pub Rmks: **HIGHLIGHTS: Newer Home | Separate Entrance | Open Concept | Bonus Room. Writeup: Welcome to your dream home in the tranquil community of Legacy, where elegance and practicality converge. This expansive 1752 sqft house features an open floor plan with three bedrooms, three bathrooms, and a versatile bonus room—ideal for a home office or entertainment space. The primary bedroom is a true retreat, complete with a walk-in closet and a private ensuite, offering a sanctuary of privacy and comfort. Enjoy the cozy ambiance provided by an electric fireplace in the living area. The upstairs area is comfortably carpeted, enhancing the home's warm feel. Additionally, an unfinished basement with a separate entrance awaits your customization. Outside, a concrete parking pad presents excellent potential for a garage. Positioned just steps from picturesque walking paths and a pristine golf course, this home combines comfort with growth potential in a distinguished neighbourhood.**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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









