



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**129 LEGACY GLEN Circle, Calgary T2X4R6**

MLS®#: **A2138780**

Area: **Legacy**

Listing Date: **06/06/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,207 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,845**  
Low Sqft:  
Ttl Sqft: **1,845**

DOM

**102**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**  
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Garden,Private Yard**

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Stove,Washer/Dryer**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`6" x 11`9"
Kitchen	Main	12`0" x 9`0"
Mud Room	Main	5`0" x 8`9"
2pc Bathroom	Main	4`10" x 4`10"
5pc Ensuite bath	Upper	8`8" x 9`7"
Bonus Room	Upper	14`5" x 11`10"
Walk-In Closet	Upper	4`4" x 9`1"

Room	Level	Dimensions
Dining Room	Main	13`11" x 9`1"
Pantry	Main	4`11" x 5`3"
Entrance	Main	5`11" x 3`11"
Bedroom - Primary	Upper	14`8" x 10`11"
Walk-In Closet	Upper	7`6" x 5`7"
Bedroom	Upper	11`5" x 9`2"
Bedroom	Upper	11`5" x 9`1"

**4pc Bathroom**

**Upper**

**9`6" x 4`11"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**1911505**

Zoning:

**R-1N**

Remarks

Pub Rmks:

**Nestled in the Heart of Legacy is where you will find this absolutely lovely detached home with an Double Car Garage + 3 BEDROOMS + 2.5 BATH + BONUS ROOM. This beautiful home features over 1845 SQUARE FEET of developed living space and sits on a rectangular lot. This home is on a quiet street, with close proximity to playgrounds, schools, shopping, restaurants, and multiple pathways leading to ponds, creeks, and commercial amenities. This home features beautiful upgraded vinyl plank floors through-out the main, large modern kitchen with island completed with quartz counter-tops and two tone cabinets, stainless-steel appliances, large walk-thru pantry leading to mud room, tall cabinets and loads of counter-space. Main floor family room complete with electric fireplace, Dining area for large gatherings and events, direct access to backyard through large glass sliding doors which lets in lots of light throughout the day. The upper floor of this spectacular home features a huge bonus room with access to open office space with a built-in desk, complete with, upper floor laundry room, 3 spacious bedrooms with the master featuring a full ensuite complete with, dual vanity, soaker tub, stand up shower, vinyl tile floors and walk-in closet. The unfinished basement has a great layout and is ready for you to develop and enjoy! There is lots of upgrades and features throughout the home including several built-in features, great size windows, quartz counter-tops throughout the home, lots of windows, electric fireplace, beautiful light fixtures, upgraded railing throughout the home and more. Exterior of this home is fully landscaped and the backyard is completely fenced. The home has been extremely well taken care of. So do not delay, as it won't last long.**

Inclusions:

**None**

Property Listed By:

**Greater Calgary Real Estate**

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