



THE
A-TEAM

**RE/MAX
FIRST**

12 LEGACY Bay, Calgary T2X 2E3

MLS®#: **A2141329**

Area: **Legacy**

Listing Date: **06/13/24**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 24-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar: **5,575 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Triple Garage Attached**

DOM

15
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Double Vanity,High Ceilings,No Smoking Home,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`4" x 13`11"
Bedroom - Primary	Upper	14`4" x 12`9"
Kitchen	Main	13`1" x 13`0"
5pc Ensuite bath	Upper	10`7" x 11`0"
Bedroom	Upper	9`11" x 9`11"
Bonus Room	Upper	13`11" x 13`7"

Room	Level	Dimensions
Dining Room	Main	6`7" x 11`3"
5pc Bathroom	Upper	4`11" x 12`3"
2pc Bathroom	Main	4`1" x 7`11"
Bedroom	Upper	9`11" x 9`11"
Office	Upper	4`11" x 7`4"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-1

Legal Desc: 1711069

Remarks

Pub Rmks: **Have you been looking for a newer home on a HUGE LOT? Perhaps you need extra space for your toys with a TRIPLE TANEDM GARAGE? Tired of hot summers and wish you had A/C? Welcome Home to the delightfully UPGRADED property in family friendly Legacy. Located just a hop and skip to multiple parks, pathways, ponds and the ridge (not to mention the future K-9 SCHOOL expected to open in 2026). You are sure to be impressed as you step into the foyer featuring an open concept and welcoming foyer. The main floor features LUXURY LAMINATE FLOORING throughout, 9 ft KNOCKDOWN ceilings and mud room. The LARGE AND FUNCTIONAL CHEF'S kitchen makes this an entertainers dream with UPGRADED stainless steel appliances, loads of cabinetry, CHIMNEY HOOD FAN and GRANITE COUNTERTOPS with extended eating bar. The dining area is spacious enough for all your dinner parties and is open concept to the cozy living room featuring a gas fireplace with classic mantle and coffered ceilings. Upstairs you will find a massive central bonus room perfect for a kids playroom or comfy place to put on movie AND A HOME OFFICE making work from home a breeze. The owner's retreat is spacious and features a 5 PIECE ENSUITE complete with GRANITE COUNTERTOPS, DUAL SINKS AND SOAKER TUB with separate shower and walk in closet. Another two good sized bedrooms, 5 PEICE bathroom and UPPER LAUNDRY round out this level. That's not all!!! Take a look at the MECHANIC'S TRIPLE TANDEM GARAGE!. The backyard is beautifully finished with a custom DECK complete with privacy wall. The fully landscaped yard features a LARGE FULLY FENCED YARD with an impressive amount of grassy space for the kids to play. Stay cool all summer long with CENTRAL AIR CONDITIONING. Don't miss your opportunity to own in the award winning community of Legacy. Call your favourite Realtor today for a private viewing!**

Inclusions: Office nook desk
Property Listed By: Royal LePage Solutions

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









