



THE
A-TEAM

**RE/MAX
FIRST**

324 LEGACY Circle, Calgary T2X 2G5

MLS® #: **A2144149**

Area: **Legacy**

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

List Price: **\$835,000**

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: **3,606 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,126**
Low Sqft:
Ttl Sqft: **2,126**

DOM

6
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**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 3`1"
Foyer	Main	5`3" x 8`7"
Living Room	Main	13`3" x 13`5"
4pc Bathroom	Upper	8`5" x 5`0"
Bedroom	Upper	10`6" x 11`2"
Bonus Room	Upper	17`6" x 11`9"
Bedroom - Primary	Upper	12`6" x 16`8"

Room	Level	Dimensions
Dinette	Main	9`10" x 13`5"
Kitchen	Main	18`8" x 14`3"
Mud Room	Main	10`4" x 7`0"
5pc Ensuite bath	Upper	10`4" x 11`4"
Bedroom	Upper	12`4" x 12`0"
Laundry	Upper	8`2" x 5`2"
Walk-In Closet	Upper	10`4" x 5`1"

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2111423

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY JUNE 29th 11.30AM to 1.30PM #FORMER SHOWHOME# 75k UPGRADES# SIDE ENTRANCE# FRONT ATTACH DOUBLE GARAGE# DECK# BONUS ROOM# EXECUTIVE KITCHEN # VAULTED CEILING# AIR CONDITIONING# Welcome to your dream home! This property exudes elegance with its 9' knockdown ceilings, creating a spacious feel. The kitchen is a chef's delight, equipped with a chimney hood fan, built-in microwave, and electric Cooktop. Stay cozy by the electric fireplace framed with a paint grade mantel. The paint grade railings with iron spindles add a touch of sophistication. The kitchen showcases quartz countertops, undermount sinks, and high-end appliances. The master bedroom is a sanctuary, featuring a 5-piece ensuite with dual sinks, soaker tub, and a shower enclosed by a sliding glass barn door. House features side entrance, 9 Feet basement with a window and mechanical room on the side. Don't miss your chance to own this blend of modern luxury and thoughtful design.**

Inclusions:
Property Listed By: **N/A
Greater Calgary Real Estate**

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











