



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**37 LEGACY GLEN Point, Calgary T2X4T2**

MLS®#: **A2146698**

Area: **Legacy**

Listing Date: **07/04/24**

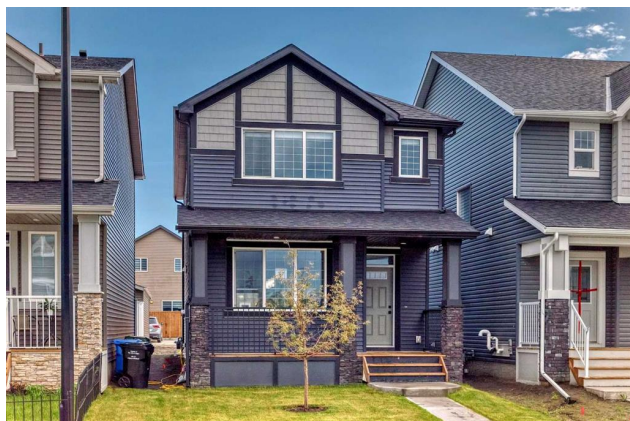
List Price: **\$630,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**

Lot Information

Lot Sz Ar: **2,841 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,759**  
Low Sqft:  
Ttl Sqft: **1,759**

DOM

**74**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Zero Lot Line**  
Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`0" x 10`10"
Kitchen With Eating Area	Main	15`9" x 12`8"
Mud Room	Main	5`9" x 8`3"
5pc Ensuite bath	Second	11`6" x 9`3"
Walk-In Closet	Second	4`8" x 12`5"
4pc Bathroom	Second	8`0" x 4`11"
Bedroom	Second	9`4" x 13`3"

Room	Level	Dimensions
Living Room	Main	12`0" x 15`10"
Dining Room	Main	12`6" x 12`9"
2pc Bathroom	Main	5`9" x 5`0"
Bedroom - Primary	Second	13`5" x 13`11"
Laundry	Second	5`6" x 5`6"
Bedroom	Second	9`3" x 12`9"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**2110674**

Remarks

Pub Rmks: **Welcome to 37 Legacy Glen Point SE, an elegant residence in Calgary's desirable Legacy community. This beautifully designed home offers a perfect blend of modern comfort and practical living spaces. Upon entry, you're welcomed into a bright foyer that leads to the open-concept main floor, featuring high ceilings and large windows that flood the space with natural light. The gourmet kitchen boasts stainless steel appliances, quartz countertops, and a central island perfect for culinary enthusiasts and hosting guests. The living room, centered around a cozy fireplace, provides a comfortable retreat with views of the front yard with open view. The adjacent dining area transitions seamlessly for everyday meals or formal gatherings. Upstairs, the master suite offers a serene escape with a luxurious ensuite bathroom featuring dual vanities, a deep soaking tub, and a separate glass-enclosed shower. Two additional bedrooms provide ample space for family members or guests, each equipped with generous closet space and easy access to a full bathroom. Other upgrades include triple pane windows, elongated toilets, ethernet connection in all bedrooms, and the kitchen cabinets up to ceiling. The basement awaits your personal touch, offering the potential for additional living space or entertainment areas, complemented by rough-ins for plumbing to accommodate future developments. Outside, the backyard features a convenient two-car parking pad accessed via the back alley, providing ample space for vehicles. Located in Legacy, residents enjoy proximity to parks, playgrounds, walking paths, and excellent schools, making it an ideal choice for families. Nearby amenities include shopping, dining, and recreational facilities, ensuring convenience and entertainment are always close by. With its thoughtful design, practical layout, and prime location, 37 Legacy Glen Point SE presents an opportunity to buy your ideal home. Schedule your private showing today and explore the potential this exceptional property offers.**

Inclusions: **NONE**  
Property Listed By: **RE/MAX Complete Realty**

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









