



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 LEGACY GLEN Place, Calgary T2X 4G8**

MLS®#: **A2151025**      Area: **Legacy**      Listing Date: **07/21/24**      List Price: **\$819,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$30k, 07-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **3,885 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Level**  
 Park Feat: **Double Garage Detached,Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,939**  
 Low Sqft:  
 Ttl Sqft: **1,939**

DOM

**153**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bidet,Built-in Features,Double Vanity,High Ceilings,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Smart Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`9" x 4`7"	4pc Ensuite bath	Upper	5`0" x 13`11"
3pc Bathroom	Main	4`11" x 8`0"	Bonus Room	Upper	11`10" x 13`2"
Bedroom	Main	10`0" x 14`0"	Laundry	Upper	4`11" x 5`0"
Covered Porch	Main	4`8" x 13`3"	4pc Bathroom	Upper	4`11" x 9`3"
Living Room	Main	13`4" x 13`1"	Bedroom	Upper	10`8" x 9`4"
Dining Room	Main	7`7" x 7`9"	Bedroom	Upper	11`8" x 9`4"
Kitchen	Main	12`11" x 12`3"	Living Room	Basement	9`1" x 12`5"

<b>Mud Room</b>	<b>Main</b>	<b>8`5" x 3`9"</b>	<b>Dinette</b>	<b>Basement</b>	<b>7`8" x 5`4"</b>
<b>Pantry</b>	<b>Main</b>	<b>7`1" x 4`11"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>10`5" x 8`8"</b>
<b>Entrance</b>	<b>Main</b>	<b>3`3" x 3`7"</b>	<b>Laundry</b>	<b>Basement</b>	<b>5`1" x 3`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`1" x 13`7"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`4" x 4`11"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>4`2" x 9`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`6" x 10`9"</b>
<b>Storage</b>	<b>Basement</b>	<b>15`9" x 6`3"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **2012132**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **AMAZING INVESTMENT OPPORTUNITY! LEGAL BASEMENT SUITE | SEPARATE ENTRANCES | DOUBLE DETACHED GARAGE | ADDITIONAL PARKING PAD | WIDER CORNER LOT | OPEN FLOOR PLAN | CARPET FREE HOME | HIGH-END FINISHINGS! Welcome to this charming 2-storey home, nestled in a peaceful neighborhood! This spacious residence boasts 5 generously sized bedrooms and 4 baths, offering ample space for families of all sizes. Experience a luxurious feeling in this carpet-free residence and enjoy the elegant design of LVP. Upon entering, you'll be greeted by an inviting atmosphere, highlighted by the bright and airy living spaces. The well-appointed kitchen is perfect for culinary enthusiasts, featuring modern appliances, Quartz Counter-Top and plenty of counter space and walk-in pantry. The main floor, which seamlessly flaunts 9 Feet ceiling height, also features a welcoming layout with a large sized bedroom and a full bath, which brings the comfort and entertainment for your family. Upstairs, you will be welcomed with a enormous bonus room which you can be used as a space ideal for entertainment and family time. The bedrooms offer comfort and privacy, with the primary bedroom providing a serene retreat with its own ensuite bath and walk-in closet. The upper floor has 2 more bedrooms, with each providing a great view of mother nature. Each bedroom is thoughtfully designed to accommodate various needs, whether for guests, children, or home offices. A second bath on the upper floor ensures the comfort for one and all, and provides accessibility for everyone. Downstairs, you will find a fully upgraded LEGAL BASEMENT SUITE with a separate entrance, 1 bedroom, 1 bath and a massive living area. Thanks to the huge windows in the basement, the whole living space is immersed with sunlight. Outside, a detached 2-car parking garage in the back ensures convenience and additional storage space, along with another bonus parking spot at the GRAVEL PARKING PAD. Located in a desirable area, this home combines convenience with a sense of community. Close to schools, parks, shopping, and dining options, it offers the ideal balance of suburban tranquility and urban accessibility. And don't forget, you'll be living in Legacy, near Ponds, walking paths and nature views at the nearby environmental reserve, and a future elementary school. Don't miss the opportunity to make this wonderful property your new home! \*\*\*LEGACY OF LUXURY - STEP INTO YOUR DREAM HOME TODAY\*\*\***

Inclusions: **None**  
 Property Listed By: **Creekside Realty**

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