



THE
A-TEAM

**RE/MAX
FIRST**

105 LEGACY GLEN Circle, Calgary T2X4R6

MLS®#: **A2151311**

Area: **Legacy**

Listing Date: **07/19/24**

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: **3,056 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,788**
Low Sqft:
Ttl Sqft: **1,788**

DOM

59
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`0" x 5`0"	Dining Room	Main	8`6" x 14`2"
Foyer	Main	11`9" x 7`10"	Kitchen	Main	8`6" x 14`4"
Living Room	Main	12`1" x 16`2"	Mud Room	Main	8`5" x 5`1"
4pc Bathroom	Upper	9`10" x 5`0"	5pc Ensuite bath	Upper	9`9" x 8`7"
Bedroom	Upper	8`10" x 11`6"	Bedroom	Upper	11`3" x 11`5"
Bedroom - Primary	Upper	10`5" x 16`7"	Bonus Room	Upper	15`5" x 14`5"

Laundry	Upper	6`8" x 5`4"	Legal/Tax/Financial
Title:		Zoning:	
Fee Simple		R-1N	
Legal Desc:	1911505		Remarks
Pub Rmks:	<p>Welcome to Legacy! Expertly planned and beautifully built, Legacy in Calgary offers timeless living for any stage of life. Situated on a spacious corner lot just around the corner from a play park, this home is sure to impress!! Step inside and admire the modern open floorplan with a gorgeous grey & white color palette flowing throughout the home. The chef in the family will love the spacious kitchen complete with a stainless steel appliance package, corner pantry, ample countertop & cupboard space & a central island. The south facing windows allow a phenomenal amount of light to encase the main level. The dining room is a great size for entertaining and is open to the living room with an electric fireplace. Retire upstairs to the primary retreat featuring a 5-piece ensuite with double sinks & a great size walk-in closet. The central bonus room is the perfect place to kick back & relax after a long day. Two additional well appointed bedrooms share the main 4-piece bathroom. An upper laundry room completes the second level. The unfinished basement is awaiting your creative design ideas & features a side entrance for potential suitability with proper city approvals. A lot is fenced recently creating a specious back yard ready for you to landscape using your choice of materials and features. A note for very precious buyers and viewers - Attached pictures are taken when the property was vacant. Now the property is tenant occupied so look of the house from inside might be different than the pictures. Please try and adjust your view set accordingly. Thank you all for understating in advance!</p>		
Inclusions:	N/A		
Property Listed By:	RE/MAX First		

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