



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**199 LEGACY GLEN Court, Calgary T2X5J3**

MLS® #: **A2152903**

Area: **Legacy**

Listing Date: **08/05/24**

List Price: **\$689,899**

Status: **Active**

County: **Calgary**

Change: **-\$1, 21-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,825 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,755**

Low Sqft:

Ttl Sqft: **1,755**

DOM

**44**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Level,Rectangular Lot**  
Park Feat: **Double Garage Detached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air,Humidity Control,Natural Gas**

Sewer: **BBQ gas line,Private Yard**

Kitchen Appl: **See Remarks**  
Int Feat: **Bathroom Rough-in,Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Construction: **Stone,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Vinyl,Vinyl Plank**

Water Source:  
Fnd/Bsmt: **Poured Concrete**

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 5`5"
5pc Ensuite bath	Upper	11`7" x 8`3"
Kitchen	Main	14`0" x 13`2"
Bedroom - Primary	Upper	12`6" x 13`0"

Room	Level	Dimensions
4pc Bathroom	Upper	8`3" x 4`11"
Dining Room	Main	12`11" x 14`10"
Great Room	Main	16`7" x 13`0"
Bedroom	Upper	9`8" x 10`0"

<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 11`0"</b>	<b>Laundry</b> Legal/Tax/Financial	<b>Second</b>	<b>6`5" x 5`6"</b>
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Title: <b>Fee Simple</b>	Zoning: <b>R-1N</b>				
Legal Desc:	<b>2311619</b>	Remarks			

Pub Rmks: **\*LOOK MASTER BUILDER - CALGARY'S # 1 "QUICK POSSESSION" BUILDER PRESENTS THE PINNACLE MODEL. 1755 SQUARE FEET - OPEN FLOOR PLAN - HAS SIDE ENTRY - UPGRADED SPECIFICATIONS - 20' x 22' DOUBLE CAR GARAGE. Attractive TUDOR styled front elevation complete with a full width front veranda! Upon entering the home you'll feel the amazing craftsmanship! From the high ceilings to the upgraded luxury wide plank flooring to the elegant fireplace with wrap around mantle! You'll also see gorgeous metal railing running up the staircase to the upper floor. The dining room can accommodate a large table - perfect for a large family or when you're entertaining friends! The kitchen design is gorgeous and functional and has an island with eating bar, pantry, quartz counters, undermount silgranit sink, soft close cabinet doors and drawers, pots and pans drawers, slim-line lighting and pendant lighting! The large primary bedroom has an amazing ensuite that has a tiled shower, freestanding tub, double sinks and beautiful vinyl tiled floors. The primary also has a large walk in closet! The 2 spare bedrooms are located at the rear of the home. The main bathroom has a tub/shower combination. The laundry room is conveniently located on the upper floor and has upper cabinets and a countertop over the washer/dryer! The basement with it's 9 ft. high foundation walls is unfinished but has plenty of space for a 4th bedroom, a 4th bathroom, recreation room, a kitchen and laundry facilities! A great place to call home just steps away from nature! RMS measurements taken from Builder's blueprints.**

Inclusions: **\$5000 Appliance Allowance at Builder's preferred supplier and a \$500 Front Landscaping Certificate. Window coverings are included but not on doors, stairwell window or basement window.**

Property Listed By: **MaxWell Canyon Creek**

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







