



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**33 LEGACY WOODS Place, Calgary T2X2B5**

MLS®#: **A2155357**

Area: **Legacy**

Listing Date: **08/07/24**

List Price: **\$830,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2019**

Lot Information

Lot Sz Ar: **4,402 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,972**  
Low Sqft:  
Ttl Sqft: **1,972**

DOM

**42**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Barbecue,BBQ gas line,Dock,Lighting,Other,Outdoor Grill,Private Yard,Storage**

Construction: **Cement Fiber Board,Concrete,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate,Wood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Microwave Hood Fan,Washer/Dryer,Window Coverings**  
Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Smart Home,Soaking Tub,Storage,Track Lighting,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`11" x 9`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`3" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 9`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 10`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>18`8" x 12`1"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 10`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`7" x 5`7"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>18`0" x 13`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`0" x 15`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`2" x 15`2"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1711069**

Zoning:  
**R-1s**

Remarks

Pub Rmks: **Immerse yourself in the luxury of 33 Legacy Woods Place SE - a stunning sanctuary encompassing 1,972 sq ft, with 3 bedrooms, a spacious bonus room, a den, and 3.5 bathrooms. Located in the tranquil neighborhood of Legacy Woods, where the streets are calm and peaceful. You'll be drawn in by the home's irresistible curb appeal, leading you to an exquisitely designed interior. Exuding timeless elegance, this residence perfectly combines functionality with luxury. At its core is the modern living and dining area, ideal for creating treasured memories. The kitchen, a chef's dream, features top-of-the-line appliances and ample storage. The sale of this cherished home is driven solely by the owners' career relocation. The fully finished basement provides additional flexibility with an extra bedroom and bathroom, perfect for guests or extended family. A double attached garage, equipped with an electric vehicle charger, adds to the home's convenience. Don't miss this extraordinary opportunity. Schedule your viewing today and prepare to be captivated by the undeniable charm of this exceptional residence.**

Inclusions: **EV Charger, Gulligan Water Purifier, Security System, Security Smart Lights, Air conditioning System**  
Property Listed By: **Real Broker**

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









