



THE
A-TEAM

**RE/MAX
FIRST**

111 LEGACY LANDING , Calgary T2X 2E7

MLS®#: **A2156735** Area: **Legacy** Listing Date: **08/09/24** List Price: **\$1,045,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **4,219 sqft**
 Lot Shape: **4219 sqft**

Access:
 Lot Feat: **Low Maintenance Landscape, Landscaped**
 Park Feat: **Converted Garage, Double Garage Attached, Insulated**

Finished Floor Area
 Abv Sqft: **2,364**
 Low Sqft:
 Ttl Sqft: **2,364**

DOM

40
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
 Heating: **High Efficiency, Fireplace(s), Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Gas Grill**

Construction: **Concrete, Manufactured Floor Joist, Stucco, Wood Frame**
 Flooring: **Ceramic Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Balcony	Main	15`2" x 8`5"	2pc Bathroom	Main	7`5" x 3`1"
Dining Room	Main	13`6" x 9`0"	Foyer	Main	8`1" x 9`11"
Kitchen	Main	13`6" x 15`10"	Living Room	Main	13`7" x 15`4"
Mud Room	Main	13`8" x 6`11"	Kitchen	Main	5`4" x 5`10"

5pc Bathroom
Bedroom
Family Room
Office
Walk-In Closet
Bedroom
Furnace/Utility Room

Upper
Upper
Upper
Upper
Upper
Basement
Basement

13`6" x 4`11"
10`1" x 16`9"
13`2" x 15`1"
9`5" x 5`10"
6`11" x 7`9"
11`5" x 13`3"
11`5" x 6`3"

5pc Ensuite bath
Bedroom
Laundry
Bedroom - Primary
4pc Bathroom
Game Room

Upper
Upper
Upper
Upper
Basement
Basement

13`7" x 15`5"
10`1" x 15`4"
9`3" x 5`11"
13`6" x 14`11"
8`9" x 9`1"
25`11" x 19`6"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

1511565

Zoning:
R-1s

Remarks

Pub Rmks:

3,200 SQFT OF DEVELOPED SPACE | WALKOUT BASEMENT | BACKING ONTO GREENPATH | STEPS TO UPCOMING K-9 SCHOOL Welcome to your home!! - a perfect blend of luxury, convenience, and a fantastic location. Main Floor: As you enter, you're greeted by a welcoming foyer with elegant ceramic tile flooring .The spacious living room under the COFFERED CEILING, with a cozy FIREPLACE is perfect for warming those quiet evenings or entertaining gatherings. The LUXURY VINYL PLANK flooring adds a touch of sophistication. Moving into the kitchen, you'll love the ample counter space of the OVERSIZED ISLAND, the sleek look of CABINETS TO THE CEILING, and the functionality of the gas cooktop, built-in microwave,oven, and a BUTLER'S KITCHEN with a SECOND SINK for extra prep space. The dining area, with its BUILT-IN CABINETS and OVERSIZED WINDOWS, offers a perfect spot to enjoy meals while overlooking the serene green path. Step outside onto the deck, where you can unwind with MOUNTAIN VIEWS and the tranquility of nature. Upper Floor: The EXPANSIVE Primary Bedroom invites you to relax in luxury, with a 5-piece ensuite featuring HEATED FLOORING, DOUBLE VANITY, a large SOAKER TUB, and a spacious walk-in closet. Imagine the comfort of two additional large bedrooms with enough space for KING-sized BEDS for your dear ones. The Bonus Room, with its COFFERED BEAMS and second FIREPLACE, is perfect for entertainment. The laundry room, well-equipped with CABINETS, and an additional FLEXI ROOM add convenience. A full 4-piece bathroom with DOUBLE VANITY completes this level. Walkout Basement: Expand your living space with a finished rec room, with WET BAR, perfect for movie nights or game days. An additional bedroom and a 4-piece bathroom provide additional living quarters. Other Upgrades: CUSTOM BLINDS, 9 FEET CEILINGS, 8 FEET DOORS, WIRING FOR HOT TUB, EXPOSED AGGREGATE PATIO, ACCENT WALLS, METAL SPINDLES ON STAIRCASE RAILING, CENTRAL VACUUM, AIR CONDITIONER, EPOXY FLOORING and INSULATION IN GARAGE. Beyond Your Doorstep: Just steps away from the famous Legacy Ponds, a 300-acre environmental reserve, a smaller shopping center featuring a gym and an upcoming K-9 school - this exceptional location places you at the heart of a thriving community. The expansive Township shopping center, just minutes away, offers additional shops, restaurants, and fitness centers to ensure all your daily needs are within reach. Don't miss this opportunity to own a piece of paradise! Contact us, or your realtor today to schedule a viewing and make this dream home yours!

Inclusions:
 Property Listed By:

N/A
CIR Realty

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