



THE
A-TEAM

**RE/MAX
FIRST**

44 LEGACY Passage, Calgary T2X 5L6

MLS® #: **A2156956** Area: **Legacy** Listing Date: **08/20/24** List Price: **\$594,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,332 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Concrete Driveway,Garage Faces Front,Side By Side,Single Garage Attached**

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsm: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main		2pc Bathroom	Main	0`0" x 0`0"
Mud Room	Main	0`0" x 0`0"	Kitchen	Main	11`2" x 9`4"
Pantry	Main		Great Room	Main	12`4" x 11`0"
Nook	Main	11`0" x 8`0"	Bonus Room	Second	13`6" x 13`2"
Bedroom - Primary	Second	12`10" x 11`0"	3pc Ensuite bath	Second	

Walk-In Closet
3pc Bathroom
Walk-In Closet
Walk-In Closet

Second
Second
Second
Second

0`0" x 0`0"

Laundry
Bedroom
Bedroom

Second
Second
Second

0`0" x 0`0"
9`0" x 10`0"
9`0" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312241

Zoning:
R-Gm

Remarks

Pub Rmks: **Welcome to the Bronte model from Homes by Avi—a home that effortlessly combines style, comfort, and a dash of personality in the heart of Legacy. This 2-storey side-by-side duplex unit is designed with modern living in mind, offering a perfect blend of elegance and practicality. Step through the front door, and you're immediately welcomed by soaring 9' main floor ceilings, setting the tone for the open and airy living space. The kitchen, a true centerpiece, is where culinary dreams come alive with its large island and breakfast bar—perfect for morning coffee or weekend brunch. Full-height cabinets offer ample storage, and the sleek built-in microwave and chimney hood fan add a touch of contemporary flair. Whether you're a seasoned chef or just enjoy the occasional gourmet meal, you'll appreciate the roughed-in gas line, ready for your future stove. The main floor also includes a convenient 2-piece bathroom and a rear deck with a roughed-in BBQ gas line, setting the stage for backyard gatherings and summer barbecues. Upstairs, you'll find a bonus room—a cozy space perfect for movie nights, a home office, or a play area for the kids. The master suite is your personal retreat, featuring a 3-piece ensuite and a walk-in closet that's ready for your wardrobe. The two secondary bedrooms, each with their own walk-in closets, ensure everyone has their own space, while the shared 3-piece main bath and dedicated laundry room offer convenience and style. And let's not forget the quartz countertops throughout—they add just the right touch of luxury. The basement is a blank canvas, ready for your creative ideas, with its 9' foundation walls, upgraded 200 amp panel, and upgraded hot water tank—all the essentials for whatever you envision next. Nestled in the vibrant community of Legacy, this home isn't just a place to live—it's a place to thrive. Legacy's established schools, parks, playgrounds, and convenient transportation options make it an ideal spot for first-time homeowners and growing families. With possession set for January 2025, you can start the new year in a home that's as charming as it is functional. Don't miss out on this opportunity to make the Bronte model your own!**

Inclusions:
Property Listed By:

N/A
CIR Realty

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



