



THE
A-TEAM

**RE/MAX
FIRST**

376 LEGACY Circle, Calgary T2X 0X6

MLS®#: **A2158158** Area: **Legacy** Listing **08/19/24** List Price: **\$724,700**
 Status: **Active** County: **Calgary** Date: Change: **-\$25k, 22-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,898**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,358 sqft** Ttl Sqft: **1,898**
 Lot Shape:

DOM

30
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Oven,Microwave Hood Fan,Refrigerator**
 Int Feat: **Double Vanity,High Ceilings,Open Floorplan,Pantry,Separate Entrance,Smart Home,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Great Room	Main	10`6" x 12`4"
Bedroom - Primary	Main	12`6" x 12`6"	5pc Ensuite bath	Main	0`0" x 0`0"
Bonus Room	Upper	12`4" x 14`6"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	8`5" x 9`10"	Bedroom	Upper	8`5" x 11`10"
Dining Room	Main	9`11" x 8`9"	Kitchen	Main	9`4" x 11`6"
Bedroom	Upper	8`4" x 11`11"	Bedroom	Main	8`10" x 10`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310669

Zoning:
R-1N

Remarks

Pub Rmks: **The Abbott by Sterling Homes Calgary is a thoughtfully designed home that balances modern convenience with timeless style. With 1,835 square feet of living space, this home offers 5 bedrooms, 3 bathrooms, and a 2-car garage. The main floor features 9' knockdown ceilings, an inviting kitchen with stainless steel appliances, upgraded quartz countertops, an undermount sink, and a walk-in pantry. The open layout extends to a cozy electric fireplace with wall-to-wall tile, making it ideal for both relaxation and entertaining. A standout feature of the Abbott is the full bedroom and bathroom on the main floor, perfect for guests or multi-generational living. Upstairs, the primary bedroom includes a luxurious 5-piece ensuite with a soaker tub, dual sinks, and a stylish sliding barn door. Additional features include extra windows, a side entrance, 60"x36" basement windows, and a well-appointed mudroom. The Abbott is crafted to meet the needs of today's families. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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