



THE
A-TEAM

**RE/MAX
FIRST**

8 LEGACY GLEN Link, Calgary T2X 4T3

MLS®#: **A2158224** Area: **Legacy** Listing Date: **08/16/24** List Price: **\$728,888**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,831 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,686**
 Low Sqft:
 Ttl Sqft: **1,686**

DOM

34
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Concrete, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer**
 Int Feat: **No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`7" x 15`4"	Dining Room	Main	14`10" x 10`11"
Kitchen	Main	12`3" x 15`3"	2pc Bathroom	Main	6`1" x 5`0"
Bedroom - Primary	Upper	10`8" x 14`6"	Bedroom	Upper	9`3" x 12`5"
Bedroom	Upper	9`3" x 10`5"	Den	Upper	12`9" x 13`4"
Bedroom	Basement	11`8" x 10`0"	Bedroom	Basement	9`5" x 11`9"
Kitchen	Basement	8`7" x 10`4"	Game Room	Basement	13`10" x 11`5"
4pc Bathroom	Basement	4`11" x 8`0"	4pc Bathroom	Upper	4`11" x 7`7"

3pc Ensuite bath

Upper

7`11" x 7`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2012132

Zoning:

R-1N

Remarks

Pub Rmks:

Welcome to the elegant and spacious home with 5 bedrooms & one upper floor Den and 3.5 bathrooms with a legal basement suite! Offering almost 2300 sq ft of developed living space, nestled in the highly sought after community of Legacy. You will enjoy the open concept floor plan that is crafted for both entertaining your guests and for the convenience of everyday living. The main living area seamlessly flows to the gourmet kitchen and dining space. The modern kitchen has a large island with gleaming quartz countertops, modern white & bright cabinetry and the upgraded stainless steel appliances offer a perfect blend of style and functionality, making this kitchen a chef's dream. The layout of the home and windows are thoughtfully designed to allow abundant natural daylight to create an inviting and serene atmosphere. The upper level of this home features three bedrooms and a den/office. The primary suite is a true retreat with a touch of luxury and a 3-piece ensuite bathroom. The basement is a legal suite offering two bedrooms and a 4pc bathroom and a separate laundry with a separate side entrance, making it perfect for large families or generating extra income to help with mortgage. The corner lot with a backyard outdoor space is perfect for relaxation or outdoor gatherings. Legacy is a welcoming community with a neighborhood that is family-friendly, with fantastic playgrounds for children to enjoy, and offers convenient access to a wide range of dining options and excellent retailers, making it easy to meet all your needs close to home.

Inclusions:

none

Property Listed By:

eXp Realty

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