



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**41 LEGACY GLEN Row, Calgary T2X 3Y7**

MLS®#: **A2159181**

Area: **Legacy**

Listing Date: **08/20/24**

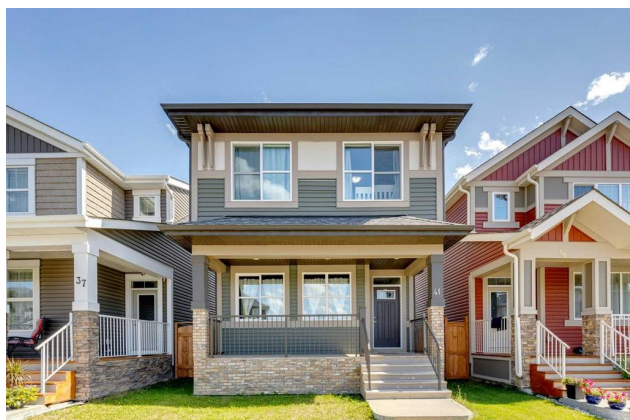
List Price: **\$625,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar: **2,820 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,619**  
Low Sqft:  
Ttl Sqft: **1,619**

DOM

**123**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Level,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Private Entrance,Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Humidifier,Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`0" x 13`6"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`0" x 3`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8`0" x 7`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 7`6"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>12`0" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`6" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 9`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`6" x 5`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**1612689**

Remarks

Pub Rmks: **LARGE PRICE REDUCTION! | TWO STOREY | AIR CONDITIONING | DOUBLE GARAGE| 3 BEDROOMS + BONUS ROOM | Welcome to Legacy Glen Row in the family-friendly SE neighborhood of LEGACY, where this inviting two-story home sets an impressive tone from the moment you step inside. Designed for both entertaining and family life, this inviting home has it all. This "like-new" home embodies contemporary comforts and soul-soothing design. The front porch, perfect for peaceful morning coffees, greets guests warmly. Inside, an abundance of natural light enhances the gleaming floors throughout. The open main floor, with its high ceilings and elegant style, features a bright, modern kitchen, a sophisticated dining room, and a stunning family room. The kitchen showcases modern cabinetry with ample storage, stone counters, an inviting island, stainless steel appliances, a gas stove, and a timeless tile backsplash. A window above the sink allows you to keep an eye on the kids while they play in the yard that is perfect for summer barbecues while the kids enjoy the grassy, fully fenced yard. The living room, with its oversized window is a perfect place to relax. Upstairs you'll find three bedrooms, bonus room, laundry room and two bathrooms. The primary suite with an elegant 3-piece ensuite also features a walk in closet. This level also includes two additional spacious bedrooms, a full family bath, and a convenient upper floor laundry room. The unfinished basement is waiting for your personal touch. Located in a wonderful community, this home keeps your active family busy with nearby amenities such as shops, cafés, restaurants, parks, playgrounds, and more. Golfers will love the proximity to Blue Devil, McKenzie Meadows, and Heritage Pointe Golf Clubs. Sikome Lake and Fish Creek Park are just minutes away drive from Legacy. Plus, it's just a quick drive to anywhere in the city!**

Inclusions: **NA**  
Property Listed By: **RE/MAX House of Real Estate**

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







