



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**29 LEGACY GLEN Street, Calgary T2X 3E2**

MLS®#: **A2161304**

Area: **Legacy**

Listing Date: **08/30/24**

List Price: **\$554,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,284**

Year Built:

**2018**

Low Sqft:

Ttl Sqft:

**1,284**

Lot Information

Lot Sz Ar:

**2,780 sqft**

Lot Shape:

DOM

**19**

Layout

Beds:

**3 (3 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Street Lighting,Rectangular Lot  
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat:

**High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

| Room                        | Level           | Dimensions           |
|-----------------------------|-----------------|----------------------|
| <b>2pc Bathroom</b>         | <b>Main</b>     | <b>2`10" x 6`10"</b> |
| <b>Kitchen</b>              | <b>Main</b>     | <b>9`8" x 11`1"</b>  |
| <b>3pc Ensuite bath</b>     | <b>Second</b>   | <b>5`11" x 8`8"</b>  |
| <b>Bedroom</b>              | <b>Second</b>   | <b>8`2" x 12`2"</b>  |
| <b>Bonus Room</b>           | <b>Second</b>   | <b>8`3" x 13`4"</b>  |
| <b>3pc Bathroom</b>         | <b>Basement</b> | <b>4`9" x 7`2"</b>   |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>7`4" x 7`3"</b>   |

| Room                     | Level           | Dimensions           |
|--------------------------|-----------------|----------------------|
| <b>Breakfast Nook</b>    | <b>Main</b>     | <b>6`10" x 8`10"</b> |
| <b>Living Room</b>       | <b>Main</b>     | <b>16`6" x 9`4"</b>  |
| <b>4pc Bathroom</b>      | <b>Second</b>   | <b>8`10" x 4`9"</b>  |
| <b>Bedroom</b>           | <b>Second</b>   | <b>8`3" x 8`10"</b>  |
| <b>Bedroom - Primary</b> | <b>Second</b>   | <b>10`6" x 11`2"</b> |
| <b>Game Room</b>         | <b>Basement</b> | <b>16`1" x 26`1"</b> |
| <b>Foyer</b>             | <b>Main</b>     | <b>6`4" x 7`6"</b>   |

Laundry

Upper

3`0" x 3`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1612689

Zoning:

R-2M

Remarks

Pub Rmks:

**Welcome to this beautiful family home in the sought after community of Legacy. A perfect opportunity for first-time homebuyers or for those looking to downsize without compromising on quality and comfort. Step inside to 9' main floor ceilings and an inviting open concept plan that combines the living room, kitchen, and dining nook. This fluid layout is ideal for hosting friends and family, or enjoying quiet nights in. The kitchen is equipped with stainless steel appliances, stylish light fixtures, and elegant quartz countertops. A convenient 2-piece bathroom on the main floor adds to the ease of hosting and everyday living. High-quality finishes including quartz countertops, reflect the attention to detail and craftsmanship. Enjoy making memories outdoors with a rear deck off the back entry, perfect for barbecues. Upstairs, you'll find everything you need for a comfortable life. The master bedroom serves as a private retreat with a walk-in closet and a 4-piece ensuite. Two additional bedrooms and a 3-piece main bath provide space for a growing family and guests. This floor also includes a dedicated laundry room with stacked machines, making chores more convenient. The spacious bonus room serves as a family retreat and a home office. The fully finished basement expands your living area. This lower level features a big Rec-room and a 3-piece bathroom offers flexible living arrangements for relaxation and entertainment. This home is within walking distance to shops, stores, restaurants and cafes, and it is close proximity to schools and daycares. With easy access to both Stoney Trail and 2A (Macleod Trail) the commute will be a breeze! A \$60.00 annual Legacy Residents Association Fee provides for community maintenance including the skating rink, fountains, gardens, Christmas lights, and the annual Stampede Breakfast! Whether you're just starting out, or looking to simplify your living space, don't miss the chance to start your new chapter in this beautiful home. Make it your own and enjoy the perfect blend of comfort, style, and convenience that Legacy has to offer. Reach out today to book your private viewing.**

Inclusions:

Property Listed By:

None

URBAN-REALTY.ca

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





















