



THE
A-TEAM

**RE/MAX
FIRST**

53 LEGACY Gate, Calgary T2X0W3

MLS® #: **A2161359** Area: **Legacy** Listing Date: **08/29/24** List Price: **\$829,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **6,555 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,919**
 Low Sqft:
 Ttl Sqft: **1,919**

DOM

20
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Fruit Trees/Shrub(s),Landscaped,Level,Street Lighting,Private,Rectangular Lot,See Remarks,Views**

Park Feat:

Double Garage Detached,Garage Door Opener,Insulated,Oversized,Rear Drive,See Remarks

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Private Entrance,Private Yard,Storage**

Construction: **Concrete,See Remarks,Stone,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Hardwood,See Remarks,Tile**

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Central Vacuum,French Door,Granite Counters,Kitchen Island,No Smoking Home,Pantry,See Remarks**

Utilities: **Cable Available,Electricity Available,Natural Gas Available,Phone Available,See Remarks,Sewer Connected,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`6" x 14`4"	Dining Room	Main	10`1" x 14`1"
Living Room	Main	17`5" x 13`1"	Office	Main	10`1" x 10`10"
Bedroom - Primary	Second	16`3" x 17`1"	Bedroom	Second	12`5" x 9`11"
Bedroom	Second	12`5" x 9`11"	Bedroom	Basement	21`9" x 13`0"
Game Room	Basement	15`4" x 26`3"	Foyer	Main	7`5" x 12`10"

5pc Ensuite bath
3pc Bathroom
Furnace/Utility Room

Second
Basement
Basement

5`9" x 8`9"

4pc Bathroom
2pc Bathroom

Second
Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1310714

Zoning:
R-2M

Remarks

Pub Rmks: **Unique opportunity to own a former show home with a lot of high-end upgrades in the prestigious community of Legacy right across the park/water ponds! This beautifully appointed 2 storey house offers over 2,700 SqFt of luxury living space, 4 bedrooms, 4 bathrooms, fully finished basement, endless executive upgrades, rear oversized double garage and a lot more! Open concept main floor plan with an elegant entrance has a huge gourmet kitchen with custom cabinets up to the ceiling, enormous breakfast island, s/s high-end appliances, huge pantry, granite countertops all through the house, premium laminate floors on all main floor, luxury vinyl planking floors in the basement & tile in all bathrooms. Spacious dining area, massive living room with huge windows allowing lots of natural light, a big linear fireplace with a custom mantel surrounded by tile up to the ceiling, office, half bathroom, and a functional mudroom with a closet completes the main floor. The upper level offers a humongous primary bedroom with deluxe 5pc en-suite, dual sinks, corner bathtub, a large walk-in closet, 2 more great size bedrooms + 2nd 4pc full bathroom and a laundry room. Basement hosts humongous recreational/family area, 4th huge bedroom with an office area, double closets, 4th 3pc bathroom with a custom tiled shower and 2 storage rooms. Rear oversized garage has power, natural gas ready for the garage heater to be installed if needed. This amazing property has endless upgrades like: custom wood handrail, premium lights, built-in oven, built-in microwave, premium carpet with 8-pound underlay, double French door to the office, new central vacuum system & accessories, new hot water tank, rough -in for the A/C and a lot more. Unique exterior with a wrap-around porch and a deck on 3 sides of the property, professional landscaped front, side & back yards with natural grass, ornamental trees, fruit trees, flowers and vegetable gardens all around the property, it can be the ideal, safe and private place for a larger family and/or their children's playground, concrete walkways, concrete base for the shed, concrete base for the barbeque area, etc. You will enjoy your private unique fenced back yard that has a huge sunny south west facing upper and lower deck where you can relax and entertain. You will also notice rear asphalted wide alley, double gates for backyard access where you can park your RV, boat or a car if needed. Wrapped around porch and upper + lower deck are newly refinished/painted. The property is located right across the biggest ponds/parks in the area, it is within walking distance to shopping plaza, day care, gas station, Legacy green space trails, parks, schools & a lot more. Call to book your private viewing today!**

Inclusions: **N/A**
Property Listed By: **Century 21 PowerRealty.ca**

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