



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2161740**

Area: **Legacy**

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

List Price: **\$549,900**

Status: **Active**

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:

**1,301**

Year Built:

**2018**

Low Sqft:

Ttl Sqft:

**1,301**

Lot Information

Lot Sz Ar:

**2,669 sqft**

Lot Shape:

DOM

**19**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard**

**Concrete Driveway,Garage Door Opener,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat:

**Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`7" x 9`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 8`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 7`10"</b>	<b>Pantry</b>	<b>Main</b>	<b>4`0" x 3`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`8" x 6`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>7`0" x 2`11"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>10`11" x 7`6"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`1" x 10`7"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>6`0" x 3`10"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8`10" x 6`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 8`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>8`11" x 8`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>3`4" x 2`11"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`1" x 4`11"</b>

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Title:	Zoning:
<b>Fee Simple</b>	<b>R-2M</b>
Legal Desc:	<b>1612689</b>

Remarks

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Pub Rmks:                   **\*\* NEW PRICE ALERT \$549,900 \*\* Terrific home in the beautiful community of Legacy where greenspace & fun is abundant! This home offers you over 1300+ sq ft of maximized "SPLENDID" living space for your enjoyment. BONUS: Single attached garage, full parking concrete driveway, and offers a bright sunny south-facing back yard. You are welcomed into a lovely open floor plan with wide plank laminate floors & boasting great windows that invite natural daylight in, along with a smooth transition that leads into a great kitchen with an oversized central island featuring a sink/flush eating bar, corner pantry, stainless steel appliances which include a fridge, smooth top range, built-in dishwasher and over the range microwave. The great room enjoys views from a large window and 9' main-floor ceilings. Upstairs: beautiful primary bedroom with a walk-in closet & 3 piece private en suite. Plus, a central loft area, 2 more bedrooms & 4 piece main bath. The large wide yard is fully fenced with a wood deck, rear lane & landscaped. Welcome Home! You must put this home onto your 'Must See List! Situated within walking distance to the park and only minutes away from the newly developed Township Shopping Area, it provides the convenience of having everything you could need right in your own neighborhood. Restaurants, groceries, and coffee shops all create a wonderful community and lifestyle for you to enjoy. With quick access to McLeod and Stony Trail while soaking up nature with a 300-acre environmental reserve as your surroundings, Legacy is the ideal choice to start creating new memories. Discover today and welcome home. Call your friendly REALTOR(R) to book a viewing!**

Inclusions:                   **N/A**  
Property Listed By:           **Jayman Realty Inc.**

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