



THE
A-TEAM

**RE/MAX
FIRST**

85 LEGACY Manor, Calgary T2X 2E9

MLS®#: **A2162093**

Area: **Legacy**

Listing Date: **09/04/24**

List Price: **\$819,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 17-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,832 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,573**

Low Sqft:

Ttl Sqft: **2,573**

DOM

90

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **Barbecue**

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings**
Int Feat: **Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|--------------|-----------------------|
| 2pc Bathroom | Main | 5`0" x 5`0" |
| Kitchen | Main | 12`1" x 14`0" |
| Office | Main | 7`0" x 9`0" |
| 5pc Ensuite bath | Upper | 13`0" x 12`4" |
| 5pc Bathroom | Upper | 10`2" x 9`3" |
| Bedroom | Upper | 9`3" x 11`11" |
| Walk-In Closet | Upper | 10`11" x 11`5" |

| Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|
| Dining Room | Main | 12`1" x 9`0" |
| Living Room | Main | 12`0" x 16`11" |
| Bedroom - Primary | Upper | 13`7" x 17`1" |
| Bedroom | Upper | 10`7" x 10`0" |
| Bedroom | Upper | 9`3" x 11`11" |
| Family Room | Upper | 18`7" x 16`1" |

Title: **Fee Simple**
 Zoning: **R-1N**
 Legal Desc: **1512729**

Remarks

Pub Rmks: **Welcome to your dream home where luxury and spacious living seamlessly combine! This meticulously maintained residence feels like a show home from the moment you step inside. With over 2,500 square feet of thoughtfully designed space on the upper levels, there's ample room for the entire family to thrive. From the moment you enter, you'll immediately appreciate the 9-foot ceilings of the main floor. It features a practical mudroom with custom lockers and a convenient walk-through pantry leading to an open concept Chef's Dream Kitchen. This culinary haven is equipped with upgraded stainless steel appliances, double wall oven, a gas cooktop, upgraded cabinetry and over-sized kitchen island. This is perfect for those who love cooking and entertaining. The formal dining area and living room flow effortlessly from the kitchen, creating a harmonious space that's both inviting and bright. Additionally, a stylish Home Office is perfect for those working from home. Up the elegant wood staircase, you'll find four generously sized bedrooms and a versatile bonus room. The Primary Bedroom offers an elegant retreat with a spa-like ensuite designed for relaxation. The walk-in closet is a standout feature with its customized layout that blends space and functionality. The partially finished basement is ready for your personal touch, with framing and some electrical work already completed. All necessary drywall, compound and paint are included, making it easy to continue the project. Outside, the south exposure backyard is a private oasis featuring a cozy deck with pergola, ideal for relaxing evenings. Oversized double attached garage (12' clearance) equipped with Tesla L2 charger (easily replaceable with a 220V socket if needed) The location is exceptional, with a tranquil pond, scenic fountains, walking paths, bike lanes and playgrounds nearby. A high school and the vibrant Legacy shopping area are also just a short drive away. The new Legacy K-9 School is currently being built a walking distance away. This home truly has everything you could desire—there's something for everyone to love! Don't miss the 3D and Virtual Tours!**

Inclusions: **Building materials including: Drywall sheets, Drywall compound, Paint, Electrical materials, shower base and shower head kit, and toilet. Dishwasher, Dryer, Garage Control(s), Gas Stove, Double wall oven, Microwave, Refrigerator, Washer, Window Coverings, Water Softener, Pergola, Tankless water heater, Light fixtures, and Planters. Furniture and Tesla Lv2 Charger are negotiable**

Property Listed By: **eXp Realty**

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













