



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**292 LEGACY Mount, Calgary T2X 2G7**

MLS® #: **A2163109**

Area: **Legacy**

Listing Date: **09/06/24**

List Price: **\$1,049,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 08-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2020**

Lot Information

Lot Sz Ar: **5,102 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,887**  
Low Sqft:  
Ttl Sqft: **2,887**

DOM

**106**  
Layout  
Beds: **4 (4 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Interior Lot,Landscaped**  
Park Feat: **Concrete Driveway,Garage Faces Front,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Standard,Floor Furnace,Forced Air,Natural Gas,Zoned**  
Sewer:  
Ext Feat: **BBQ gas line,Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Garage Control(s),Induction Cooktop,Range Hood,Water Softener,Window Coverings**  
Int Feat: **Bathroom Rough-in,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Sump Pump(s),Wired for Data**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>12`2" x 10`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 14`0"</b>
<b>Pantry</b>	<b>Main</b>	<b>5`2" x 3`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`10" x 3`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>19`9" x 14`5"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 12`0"</b>
<b>Dinette</b>	<b>Main</b>	<b>18`6" x 17`11"</b>
<b>Den</b>	<b>Main</b>	<b>11`5" x 7`5"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`4" x 6`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>13`2" x 8`7"</b>

Walk-In Closet  
4pc Ensuite bath  
Bedroom  
4pc Bathroom

Upper  
Upper  
Upper  
Upper

7`2" x 5`5"  
12`6" x 12`1"  
10`8" x 9`11"  
11`3" x 4`11"

Bedroom  
Bedroom  
Bonus Room  
Laundry

Upper  
Upper  
Upper  
Upper

12`2" x 10`10"  
13`8" x 8`6"  
16`0" x 14`1"  
7`10" x 5`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1810644**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**This exquisite two-story residence, completed in 2021, redefines modern living in Legacy Estates, Calgary. Boasting four bedrooms and three-and-a-half bathrooms within 2,887 square feet of space, it's designed for a life of luxury and comfort. With a focus on convenience and versatility, this home is perfect for growing families, multi-generational households or anyone seeking ease of mobility. The inclusion of a double-door elevator offers unparalleled ease of movement throughout the residence, providing effortless access from the garage, basement, and both the main and upper levels. The elevator adds a level of convenience and functionality that elevates the home's appeal and utility for all occupants. As you enter, the 9-foot high ceilings and luxurious vinyl plank hardwood flooring set an elegant tone. The open floorplan on the main floor seamlessly connects the stylish kitchen, complete with quartz counters and a culinary island, to a cozy living room and a dining area with a coffee bar. A walk-through pantry, main floor 2-piece bathroom, an office space, and access to the deck via the double opening patio doors expand the home's functionality. What truly sets this home apart are its professional-grade features, including a commercial-sized refrigerator, an induction stove built into the counter with a hood fan, and double ovens, with the top oven doubling as a microwave. Whether you're a culinary expert or simply appreciate top-tier appliances, this kitchen is a chef's dream. Upstairs, the primary bedroom offers a serene retreat with its own ensuite bathroom and walk-in closet. Three more generously sized bedrooms, one with a 4-piece ensuite and accessible lift system, a versatile bonus room, and a conveniently located laundry room provide ultimate convenience, with a total of three bathrooms upstairs. Elegant chandelier accents, closet organizers, and meticulously landscaped surroundings with poured aggregate concrete enhance the home's charm. Advanced wiring for data/cameras and dual-zone climate control cater to modern living. Outside, an oversized triple garage with extra tall doors offers secure parking and extra storage. The beautifully landscaped backyard creates a private oasis for outdoor enjoyment. Situated near parks, schools, and shopping, this residence seamlessly blends convenience with sophistication. If you seek a spacious, feature-rich home that combines accessibility, modern luxury, and a chef's dream kitchen, this Legacy property is your epitome of perfection. The unfinished basement with large windows, bathroom, and bar rough-ins offers the opportunity to create your dream space.**

Inclusions:  
Property Listed By:

**none**  
**Century 21 Bravo Realty**

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













