



THE
A-TEAM

**RE/MAX
FIRST**

292 LEGACY Mount, Calgary T2X 2G7

MLS® #: **A2163109** Area: **Legacy** Listing **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

76
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>
Entrance	Main	12`2" x 10`8"
Living Room	Main	14`11" x 14`0"
Pantry	Main	5`2" x 3`11"
2pc Bathroom	Main	8`10" x 3`4"
Bedroom - Primary	Upper	19`9" x 14`5"

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

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













