



THE
A-TEAM

**RE/MAX
FIRST**

73 LEGACY GLEN Place, Calgary T2X 4T5

MLS®#: **A2163187** Area: **Legacy** Listing Date: **09/05/24** List Price: **\$624,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,046 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,657**
 Low Sqft:
 Ttl Sqft: **1,657**

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 4`10"	Dinette	Main	13`2" x 10`2"
Kitchen	Main	13`2" x 13`4"	Living Room	Main	15`2" x 16`2"
3pc Ensuite bath	Upper	8`0" x 7`3"	4pc Bathroom	Upper	5`0" x 7`10"
Bedroom	Upper	9`4" x 12`6"	Bedroom	Upper	9`5" x 10`2"
Bonus Room	Upper	12`11" x 13`8"	Bedroom - Primary	Upper	10`9" x 14`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2012132

Zoning:
R-1N

Remarks

Pub Rmks:

Move in Tomorrow!!!! Welcome to 2 story The Vilano model built by Shane homes. Perfectly open floor plan on main floor that offers spacious living room, dining Room and Kitchen in the back that looks out in back yard. Upgraded features of home include, Stainless steel appliances, Railings on main floor, 9 ft main floor with knockdown ceilings, Full Height upgraded cabinets, bonus room upstairs, High quality carpets on second floor, Quartz countertops throughout home, Upgraded window blinds. Situated in the community of Legacy, this home is close to parks, pathways, shops, schools, and a short commute to Macleod Trail, Stoney Trail, and Deerfoot Trail (QE II).

Inclusions:

N/A

Property Listed By:

Greater Calgary Real Estate

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







