



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**165 LEGACY GLEN Way, Calgary T2X4G6**

MLS®#: **A2163894**

Area: **Legacy**

Listing Date: **09/11/24**

List Price: **\$660,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2018**  
Lot Information  
Lot Sz Ar: **3,810 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,501**  
Low Sqft:  
Ttl Sqft: **1,501**

DOM

**8**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Landscaped,Zero Lot Line**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Composite Siding**  
Flooring: **Carpet,Linoleum,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 4`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`9" x 17`0"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>9`2" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 10`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`11" x 13`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`6" x 12`1"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`2" x 7`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 8`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`5" x 14`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`1" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 10`6"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`0" x 8`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>17`7" x 18`5"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**1810726**

Remarks

Pub Rmks:

**Welcome Home! This charming home is fully developed and offers 2180 sq ft of developed living space and is ideally located in the family-friendly community of Legacy. Nestled on a corner lot, offering an inviting setting with a cozy front veranda, perfect for relaxing and enjoying the welcoming neighborhood atmosphere. As you step inside, you'll be captivated by the open concept floor plan exuding warmth and a modern flair. The living room boasts large windows allowing the space to be filled with beautiful sunlight. A striking wood accent wall perfectly complements the electric fireplace, creating a cozy yet sophisticated ambiance. The kitchen is the heart of the home boasting a stainless steel appliance package that is perfectly paired with gleaming quartz countertops that offer a sleek, polished finish. The expansive island not only provides extra prep space but doubles as a breakfast bar. Whether you're a seasoned cook or just love hosting, this kitchen is sure to impress with its modern upgrades and thoughtful design. The spacious dining area is the ideal spot for casual meals or entertaining guests. The upper level of this home offers convenience and comfort with three spacious bedrooms, including a primary suite that features a walk-in closet and a private ensuite bath. Completing the floor is a full main bathroom and laundry, adding practicality to everyday living. Custom curated feature walls add a touch of luxury making this home a true standout in style and comfort. Upgraded lighting and window coverings elevate the home, blending natural textures with contemporary flair & Central Air conditioning ensures you will stay cool through the warm summer months. The fully developed basement offers additional living space, featuring a spacious rec room that's perfect for movie nights, entertaining, or a play area as well as a den space. You'll also find a fourth bedroom, ideal for guests or a home office, and a convenient bathroom, providing extra comfort and privacy. This lower level adds great flexibility and functionality to the home! The southeast-facing backyard is a true oasis, featuring not one but two wooden decks, perfect for relaxing, entertaining, or soaking up the sun. Whether you're hosting summer barbecues or enjoying quiet mornings with coffee, these decks provide the ideal outdoor retreat. Completing the package is an insulated double detached garage, offering ample parking and a work space and extra storage. Legacy is home to interconnected walking trails, several playgrounds, a future elementary school and offers convenient access to a wide range of dining options and excellent retailers, making it easy to meet all your needs close to home.**

Inclusions:  
Property Listed By:

**Shelving inside the garage.  
CIR Realty**

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





















