



THE
A-TEAM

**RE/MAX
FIRST**

11 LEGACY GLEN Crescent, Calgary T2X 4G5

MLS®#: **A2164012**

Area: **Legacy**

Listing Date: **09/12/24**

List Price: **\$880,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area

Abv Sqft: **2,685**
Low Sqft:
Ttl Sqft: **2,685**

Lot Information

Lot Sz Ar: **4,359 sqft**
Lot Shape:

DOM

7

Layout

Beds: **4 (3 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,No Neighbours Behind,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Cement Fiber Board,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Mud Room	Main	10`7" x 6`2"
Living Room	Main	12`11" x 15`11"
Dining Room	Main	10`5" x 11`4"
3pc Bathroom	Main	5`3" x 8`11"
Bedroom	Upper	10`0" x 13`0"
5pc Ensuite bath	Upper	12`3" x 11`5"
Walk-In Closet	Upper	12`3" x 6`7"

Room	Level	Dimensions
Pantry	Main	4`5" x 7`1"
Den	Main	10`7" x 9`11"
Kitchen	Main	11`10" x 10`1"
Bedroom - Primary	Upper	16`11" x 14`4"
Bedroom	Upper	11`0" x 13`7"
5pc Bathroom	Upper	11`3" x 7`1"
Walk-In Closet	Upper	5`1" x 5`7"

Walk-In Closet
Laundry
Bedroom

Upper
Upper
Basement

4`7" x 5`7"
9`0" x 7`1"
10`0" x 10`11"

Bonus Room
Game Room
4pc Bathroom

Legal/Tax/Financial

Upper
Basement
Basement

18`2" x 15`6"
15`10" x 25`8"
9`8" x 6`4"

Title:
Fee Simple
Legal Desc:

1810726

Zoning:
R-1N

Remarks

Pub Rmks:

A meticulously cared-for, nearly brand-new home, with tonnes of living space on all levels, in a family-friendly neighborhood, close to all amenities? Yes, please! Welcome to Legacy, one of South Calgary's youngest and brightest communities. Here, you will find this fully-finished 4-bedroom home, equipped with tonnes of bonuses that are a definite must-see. From the moment you pull up, you will notice the xeriscaped front yard, which has been lovingly planned to be ultra-low maintenance. Continue into the welcoming entryway where you will be wow'd by how bright the clean, light-colored flooring and open-to-above high ceiling, immediately make the home. As you proceed through your main hallway, you will pass by your den/flex room, with the potential to be used as an office, a study area, a play area, or, how it is currently being used, as a main floor bedroom. Preparing meals will be a breeze in your wide-open kitchen, boasting bright white cabinets, both white quartz and classic marbled granite countertops, a beautiful dark maple kitchen island, built-in stainless steel appliances, a sleek induction cooktop, and an attractive clear glass hood fan. Your upper floor is just as impressive, with a large central bonus room, a convenient upper floor laundry room with a sink and storage racks, two nicely-sized spare bedrooms, a 2nd full bath, and of course, your primary bedroom, equipped with your own private ensuite with a standing tiled glass shower, soaker tub, and twin undermounted sinks. In your finished basement you will find another large multipurpose living area, your 4th bedroom, and 3rd full bath. One of the biggest bonuses of this home is the xeriscaped backyard backing onto a green space/walking path, which is a nice 15-minute walk to Legacy Pond. Remain active by taking advantage of the walking paths, bike paths, and a number of playgrounds/greenspaces for children to play within the community. Shopping centers and other necessary amenities are only a few minutes away, with a multitude of options. Come see for yourself how this beautiful home in this vibrant community tick all of your boxes, and more! Book your private viewing today..everyone is welcome!

Inclusions:
Property Listed By:

N/A
eXp Realty

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











