



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32 LEGACY Cove, Calgary T2X0Y7**

MLS®#: **A2164174**

Area: **Legacy**

Listing Date: **09/26/24**

List Price: **\$1,250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2019**

Lot Information

Lot Sz Ar: **6,393 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,679**  
Low Sqft:  
Ttl Sqft: **2,679**

DOM

**10**  
Layout  
Beds: **5 (4 1)**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Lawn,No Neighbours Behind,Street Lighting,Pie Shaped Lot**  
**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Smart Home,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>5`7" x 8`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`5" x 10`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 16`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`10" x 15`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 10`11"</b>	<b>Mud Room</b>	<b>Main</b>	<b>5`4" x 5`5"</b>

<b>Den</b>	<b>Main</b>	<b>8`0" x 12`4"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`0" x 13`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 11`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 11`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`7" x 11`4"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>13`11" x 14`1"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`0" x 8`11"</b>	<b>Flex Space</b>	<b>Lower</b>	<b>6`0" x 14`10"</b>
<b>Family Room</b>	<b>Lower</b>	<b>13`1" x 16`1"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`5" x 15`0"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>7`2" x 23`8"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>3`0" x 7`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 10`1"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`10" x 11`7"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 10`7"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>4`11" x 7`5"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1410705**

Zoning: **R-1**

Remarks

Pub Rmks: **\*\*OPEN HOUSE SAT OCT 5TH 1-3PM\*\*Welcome to this stunning 5-bedroom, 4.5-bathroom masterpiece, nestled on a quiet cul-de-sac and offering nearly 3,400 square feet of luxurious living space. Built by Westcreek, this home is situated on a sprawling 7,000 square foot pie-shaped lot and backs directly onto a peaceful park and greenspace. \*\*The main floor is designed for those who love to gather, featuring an expansive open-concept living area that flows effortlessly into a gourmet kitchen. Here, you'll find dual-coloured cabinets with granite countertops, a massive island perfect for meal prep or casual dining, a breakfast nook, and a full suite of SMART appliances, including a gas stovetop, Bosch dishwasher, separate wine fridge, built-in microwave and oven, and a state-of-the-art SMART fridge. Did we mention the HUGE pantry as well? The living space is anchored by a stunning three-way fireplace that adds warmth and ambiance, while large windows let in plenty of natural light with sliding glass doors to a 175 sqft upper deck. The main level also includes a formal dining room PLUS a versatile office or flex space, and a mudroom off the attached double-car garage. Upstairs, the thoughtful design continues with four spacious bedrooms, including two with their own private ensuite bathrooms and walk-in closets. The primary suite is a true retreat, with a spa-like 5-piece ensuite that includes a water closet and views of the beautiful backyard greenspace. The second floor also offers a bonus room ideal for family movie nights or a playroom, and the convenience of a large laundry room with a sink makes life that much easier. The fully finished walkout basement expands your living space, offering a fifth bedroom, a full 4-piece bathroom, and direct access to the backyard through a separate entrance. Whether you're looking to entertain, create an in-law suite, or simply have a quiet place to unwind, this lower level offers endless possibilities. There's even the potential to add a sixth bedroom! Outside, you'll appreciate the large pie-shaped lot with endless possibilities. The walkout basement opens onto a poured cement patio, with stairs that lead up the side of the house to the street for easy access. Air conditioning, dimmable LED lighting and zebra blinds throughout, provide the perfect blend of modern luxury and practical living. Legacy is home to many walking trails, parks, playgrounds, ponds, picnic areas, and a community garden, as well as shopping, restaurants, and fitness locations. In the newly built Legacy Township (within walking distance) you'll find Shoppers, Sobeys, Tim Hortons, Canadian Brewhouse and more to come! Schools include All Saints High with a K-9 currently under construction. Legacy is also home to the annual Legacy Parade of Lights and borders Pine Creek Valley, a 300-acre developer-protected environmental reserve. You must see this beautiful home in this beautiful community today!**

Inclusions: **Table in Office**  
 Property Listed By: **eXp Realty**

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











