



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**41 LEGACY GLEN Place, Calgary T2X 4G8**

MLS® #: **A2164337**

Area: **Legacy**

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

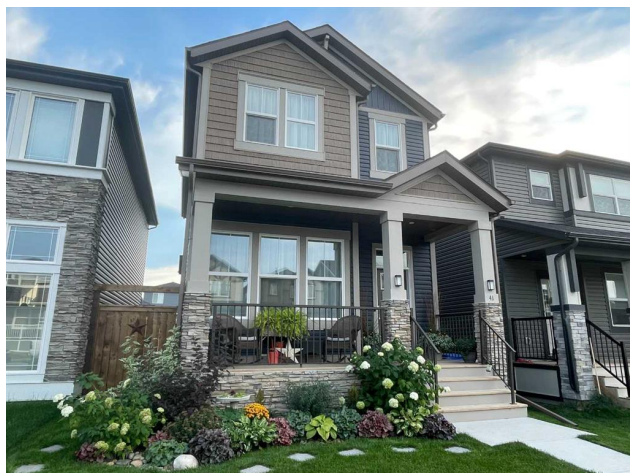
List Price: **\$649,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**  
Lot Information  
Lot Sz Ar: **2,830 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,658**  
Low Sqft:  
Ttl Sqft: **1,658**

DOM

**10**  
Layout  
Beds: **3 (3)**  
Baths: **3.0 (2 2)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

**Back Lane,Back Yard,Close to Clubhouse,Fruit Trees/Shrub(s),Front Yard,Lawn,Interior Lot,Landscaped,Street Lighting,Yard Lights,Private,Rectangular Lot,Zero Lot Line**

Park Feat:

**Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,On Street,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**  
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`5" x 13`7"	Kitchen	Main	14`11" x 11`5"
Dining Room	Main	13`3" x 10`0"	Bedroom	Upper	11`2" x 9`4"
Bedroom	Upper	10`10" x 9`1"	Bedroom - Primary	Upper	12`5" x 12`2"
Foyer	Main	5`7" x 5`7"	Family Room	Basement	17`8" x 13`1"
2pc Bathroom	Basement	0`0" x 0`0"	Laundry	Upper	5`11" x 3`2"

Furnace/Utility Room  
4pc Bathroom  
Storage

Basement  
Upper  
Basement

9`10" x 9`4"

17`10" x 14`10"

2pc Bathroom  
5pc Ensuite bath

Main  
Upper

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

2012132

Zoning:  
R-1N

Remarks

Pub Rmks:

**Are you looking to live in an exciting new Community? This is your opportunity - Legacy and under \$650K! Start enjoying this convenient Location - Steps away from the ponds, Ice rink, parks, pathways, schools (x2), shopping, soccer, bike paths, South Pointe Hospital, transit, off-leash dog areas, and the major south expressways. Community lifestyle living that makes Legacy an outstanding, safe, and secure community. An excellent URBAN STYLE Jayman BUILT "SONATA" home on a south-facing rear yard homesite with many custom Jayman Design center upgraded features. Meticulously maintained & crafted by the original owner - Truly a custom-built DREAM home. Over 2025 SF of luxury living space offering 3 bedrooms, 4 baths & finished basement ... Check out the floor plan and pictures! This OPEN design features 8', 10' & 12' high ceilings - Spectacular CHEF's kitchen overlooking the dining area and the lower great room. Upgraded features include iron spindle railing, triple pane windows, lots of countertop space, tankless water heater, active heat recovery system, luxury wide plank light oak hardwood flooring, plush carpet in basement, upper bedrooms & on stairs, light & plumbing fixtures, baseboard, doors and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining: Sleek modern ceiling high white cabinetry, with classic shaker style doors, soft close, upgraded Kitchen Aid stainless steel appliances with a gas cooktop, built-in ovens, & hood cover, full tiled backsplash, dramatic peninsula island with pendants and eating bar for four & under mount black granite sink, and pantry. Upstairs includes an oversized primary bedroom with a full spa-like 5 piece ensuite and a supersized walk-in closet. Plus, 2 good-sized spare bedrooms, an upper laundry room, and a central walkway for excellent traffic flow. BONUS: Basement is finished with a large family room, and half bath. Other impressive features include 6 solar panel, High 10' - 11' basement ceilings, south facing back yard with an upper wood deck, detached 22' x 20' - 2 car garage, rich front curb appeal with stone details and covered entry. Quick October 2024 possession date available! Call your friendly REALTOR(R) to book a viewing!**

Inclusions:

N/A

Property Listed By:

Jayman Realty Inc.

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

