



THE
A-TEAM

**RE/MAX
FIRST**

44 LEGACY Court, Calgary T2X2E6

MLS® #: **A2164634**

Area: **Legacy**

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

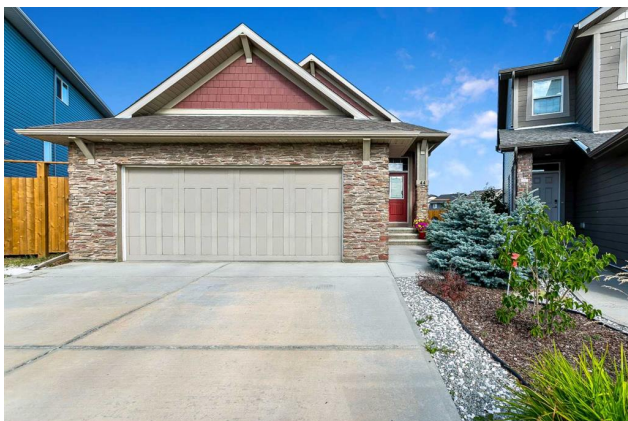
List Price: **\$848,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **1,367**

Low Sqft:

Ttl Sqft: **1,367**

Lot Information

Lot Sz Ar: **7,954 sqft**

Lot Shape:

DOM

7

Layout

Beds: **3 (1 2)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac, Pie Shaped Lot**

Park Feat: **Double Garage Attached, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Composite Siding, Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings

Int Feat:

Central Vacuum, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`7" x 11`1"	Living Room	Main	14`4" x 14`7"
Dining Room	Main	8`5" x 14`10"	Kitchen	Main	8`9" x 14`2"
Office	Main	7`8" x 9`6"	Laundry	Main	6`6" x 9`0"
Game Room	Basement	13`10" x 18`7"	Family Room	Basement	13`10" x 22`8"
Bedroom	Basement	9`5" x 11`3"	Bedroom	Basement	9`5" x 11`4"
2pc Bathroom	Main	5`5" x 0`0"	6pc Ensuite bath	Main	9`2" x 13`0"
4pc Bathroom	Basement	6`0" x 8`0"	Bedroom - Primary	Main	12`0" x 16`0"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-1s

1511565

Remarks

Pub Rmks: **Introducing a stunning 3-bedroom bungalow meticulously designed for limited mobility accessibility, nestled in a coveted Cul-de-sac. This prime property features an elevator for seamless navigation across its levels, ensuring comfort and convenience for all occupants. Step into the main level and be greeted by brand new LVP flooring, a thoughtfully crafted kitchen, boasting granite countertops, a gas stove, 10-foot ceilings, and ample workspace, ideal for culinary endeavours. The spacious living room beckons with a beautiful gas fireplace, setting the perfect ambiance for relaxation and gatherings. Enhanced with 10 ft ceilings and 8' doors, every corner exudes warmth and sophistication. A cozy den is the perfect office space and provides convenient access to the elevator for effortless mobility. The master bedroom impresses with a generously sized ensuite, providing a private retreat within the home. The 7pc ensuite includes dual sinks, a bidet & an oversized shower that features 10mm glass, custom tile work, and two shower heads including a rainfall, faucet and wand. Additional highlights on the main floor include a convenient laundry room and a 2pc powder bathroom. Newly installed BeeCool 97% UV film on LR windows helps control solar gain and fading, and daytime privacy. The sunny west-facing backyard has a spacious deck, offering an inviting area for outdoor entertainment and BBQ delights. Descend to the fully finished sunshine basement, where a spacious family room awaits, complete with a game room area and wet bar, perfect for hosting guests or unwinding with loved ones. The two additional bedrooms and a 4pc bathroom complete the lower level, ensuring ample accommodation options. The double-attached garage is oversized and provides secure parking and ample storage space. Outside, the massive pie-shaped lot presents endless possibilities and is fully fenced for added privacy. Alley access makes this lot perfect for a future additional garage gravel RV parking. Situated in a prime location, this home offers proximity to essential amenities such as bus routes and shopping centres, ensuring convenience at your fingertips. Upgrades to note done in 2023, new carpet, new LV, custom master ensuite, fully painted (including ceiling), and stone finish on fireplace. Don't miss the opportunity to experience the epitome of accessible luxury living in this meticulously crafted abode.**

Inclusions:
 Property Listed By: **eXp Realty**

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





