



THE
A-TEAM

**RE/MAX
FIRST**

148 LEGACY Point, Calgary T2X 3Z3

MLS® #: **A2165125**

Area: **Legacy**

Listing Date: **09/14/24**

List Price: **\$529,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,722**
Low Sqft:
Ttl Sqft: **1,722**

DOM

5
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Lot Information

Lot Sz Ar: **1,261 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

**Environmental Reserve,Low Maintenance Landscape
Additional Parking,Alley Access,Double Garage Attached,Driveway,Garage Faces Rear,Insulated,Rear
Drive,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,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>
Foyer	Lower	8`2" x 4`11"	Office	Lower	10`7" x 8`6"
Furnace/Utility Room	Lower	8`4" x 4`0"	2pc Bathroom	Second	
Dining Room	Second	12`5" x 8`5"	Kitchen	Second	15`6" x 13`2"
Living Room	Second	19`4" x 11`9"	4pc Bathroom	Third	
4pc Ensuite bath	Third		Bedroom - Primary	Third	15`7" x 13`3"

**Walk-In Closet
Bedroom**

**Third
Third**

**7' 4" x 7' 5"
9' 3" x 10' 10"**

Bedroom

Third

9' 9" x 12' 8"

Legal/Tax/Financial

Condo Fee:
\$371

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1611559**

Remarks

Pub Rmks: **Beautifully maintained, this 3 bedroom, 1,722 sqft townhouse in the popular community of Legacy will be the perfect home for any buyer! As you enter you are greeted by a spacious foyer with a built in bench and storage and a convenient flex room which would be ideal as a home office or could easily cater to different family needs. On this level you'll also have access to the double attached and insulated garage with side by side parking and a driveway that fits another 2 vehicles (not all units in this complex offer extra driveway parking). The main level offers 9 ft ceilings and a fantastic open layout featuring an L shaped kitchen in the centre. Quartz countertops, stainless steel appliances, upgraded cabinets, island with seating and storage and pantry space are some of the features you'll enjoy. Both the dining and living areas have access to separate balconies (YES! TWO spacious balconies) with BBQ gas line! Truly a great space to host and entertain big gatherings. The laundry room with stacked washer and dryer is also located on this floor and a powder room with side window. Upstairs you'll find the large primary retreat with it's walk-in closet and 4-piece ensuite bath. Across the hall 2 more bedrooms and another full bathroom finish off this level. This home shows like new and checks off so many boxes. The complex is quiet and best of all it's located next to an environmental reserve and minutes to playgrounds, ponds, schools (2 min drive to All Saints High School), large shopping centres with all the shops and services you'd need (car wash, grocery stores, Winners, gyms, registry office, vet, salon/ spas, dental, clinic etc), transit, major roads and golf!**

Inclusions: **Ring doorbell, TV mount in living room**
Property Listed By: **CIR Realty**

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







