



THE
A-TEAM

**RE/MAX
FIRST**

208 LEGACY Crescent, Calgary T2X0W7

MLS®#: **A2165478**

Area: **Legacy**

Listing Date: **09/16/24**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **-\$12k, 22-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **3,347 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,352**
Low Sqft:
Ttl Sqft: **1,352**

DOM

78
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Parking Pad,Paved,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Granite Counters,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 4`8"	Dining Room	Main	11`5" x 10`8"
Foyer	Main	7`9" x 11`2"	Kitchen	Main	13`2" x 14`2"
Living Room	Main	12`0" x 14`3"	4pc Bathroom	Second	4`9" x 8`0"
4pc Ensuite bath	Second	8`7" x 6`3"	Bedroom	Second	9`8" x 9`4"
Bedroom	Second	8`9" x 14`3"	Bedroom - Primary	Second	12`0" x 15`5"
Other	Basement	18`0" x 36`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1310714

Zoning:
DC

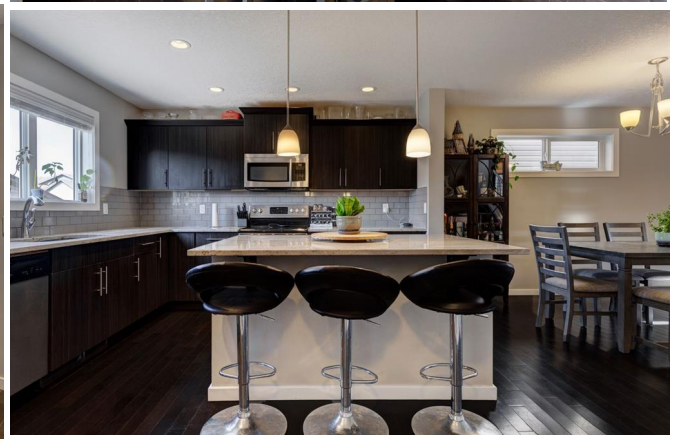
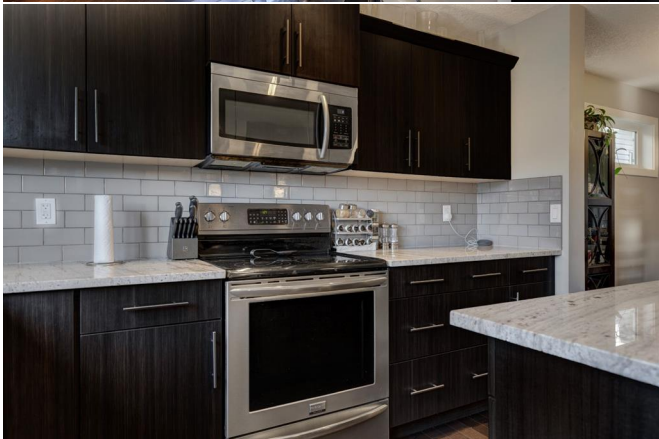
Remarks

Pub Rmks: **Welcome home! To the beautiful community of Legacy. What an amazing opportunity for the first-time home buyer starting a family, or for those investors looking for a well-maintained, clean, move-in ready detached home. This home will not disappoint, with air-conditioning to cool hot summer nights and a large East facing front porch welcomes you for your morning coffee. Open concept living area is as inviting as the light drenched living space. With a large living room, beautiful large granite island, stainless steel appliances, engineered hardwood, and a 2pc powder room complete the main living area. Your rear door opens to a large deck that features a ready gas line for the bbq and wiring for a new hot tub install. The West facing large fenced backyard with, garden boxes, a 8x6 shed for storage and a cement pad awaiting for your new double garage build. The second level features 3 good sized bedrooms. Master suite has a large walk-in closet and a 4pc ensuite. Two good sized bedrooms, 4pc bathroom and the added convenience of laundry on the same floor as the bedrooms make laundry a breeze. The lower level is untouched and awaiting your imagination, and is also roughed in for plumbing. With walking paths, large community fountains, parks, shopping and plenty of restaurants nearby make this is a great family home in a great family neighbourhood. Make this your new home , call your realtor for your private showing today. refrigerator, electric stove, microwave hood fan, built in dishwasher, ac unit, shed, washer, dryer,all window coverings**

Inclusions:
Property Listed By: **Royal LePage Benchmark**

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



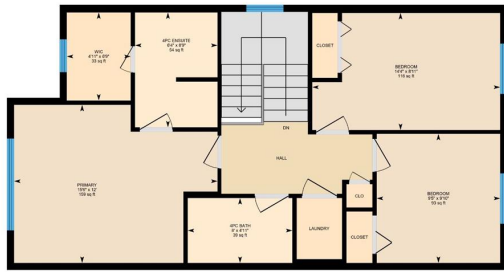






208 Legacy Cres SE, Calgary, AB

2nd Floor Exterior Area 738.75 sq ft
Interior Area 676.77 sq ft
Excluded Area 12.11 sq ft



0 2 4 8 ft PREPARED: 2024/09/14

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.

208 Legacy Cres SE, Calgary, AB

Main Floor Exterior Area 737.91 sq ft
Interior Area 675.26 sq ft

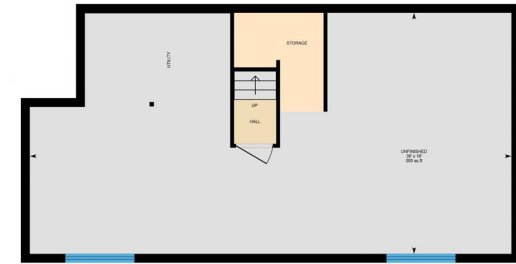


0 4 8 ft PREPARED: 2024/09/14

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208 Legacy Cres SE, Calgary, AB

Basement (Below Grade) Exterior Area 710.66 sq ft
Interior Area 618.55 sq ft



0 2 4 8 ft PREPARED: 2024/09/14

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