



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1278 LEGACY Circle, Calgary T2X 3C9**

MLS® #: **A2165744**

Area: **Legacy**

Listing Date: **09/19/24**

List Price: **\$600,000**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 24-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,517**

Year Built:

**2017**

Low Sqft:

Ttl Sqft:

**1,517**

Lot Information

Lot Sz Ar:

**3,229 sqft**

Lot Shape:

DOM

**62**

Layout

Beds:

**3 (3 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Landscaped**

**Alley Access,Double Garage Detached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

**Cement Fiber Board,Vinyl Siding**

Flooring:

**Carpet**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**High Ceilings,Quartz Counters,Vinyl Windows,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`6" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 11`6"</b>
<b>Laundry</b>	<b>Second</b>	<b>3`6" x 3`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 8`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Second</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 10`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>10`6" x 16`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`6" x 11`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`6" x 8`6"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	
<b>3pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-2M**

**1612689**

Remarks

Pub Rmks:

**This spectacular former show home offers a pie-shaped lot providing ample space for a double detached garage and a substantial backyard for outdoor enjoyment. The southwest-facing back deck enjoys afternoon sun, while alley access enhances convenience and gives the potential for RV parking. Inside, the property is immaculate and well laid out, featuring an open-concept main floor with laminate flooring, 9' ceilings, and large windows that flood the space with natural light. The beautiful white kitchen boasts quartz countertops, stainless steel appliances, a small pantry, and a stove that can be set up for either gas or electric cooking. Upstairs, the two generously sized spare bedrooms and a convenient laundry area complement the master suite, which enjoys a large walk-in closet and a full ensuite bathroom and comfortably fits a king-sized bed. The fully finished basement is a standout feature, offering a third full bathroom, a spacious recreation room, and a custom wet bar with a live edge wood bar top and its own dishwasher. A large window in the basement presents an ideal opportunity for converting the space into a fourth bedroom if desired. This home combines thoughtful design with modern finishes, plus it is totally turnkey! Features like central A/C, Hunter Douglas blinds, and upgraded lighting mean you can move in and not lift a finger. Legacy is a wonderful neighbourhood with over 15km of walking paths, access to 300 acres of environmental reserve, plus great schools and shopping all right in your neighborhood.**

Inclusions:  
Property Listed By:

**none**  
**Century 21 Masters**

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











