



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**324 LEGACY Circle, Calgary T2X 2G5**

MLS®#: **A2165863**

Area: **Legacy**

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

List Price: **\$815,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**  
Lot Information  
Lot Sz Ar: **3,606 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,126**  
Low Sqft:  
Ttl Sqft: **2,126**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Private Yard**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`9" x 3`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`3" x 8`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`3" x 13`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`5" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 11`2"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>17`6" x 11`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`6" x 16`8"</b>

Room	Level	Dimensions
<b>Dinette</b>	<b>Main</b>	<b>9`10" x 13`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>18`8" x 14`3"</b>
<b>Mud Room</b>	<b>Main</b>	<b>10`4" x 7`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`4" x 11`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`4" x 12`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>8`2" x 5`2"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>10`4" x 5`1"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**2111423**

Remarks

Pub Rmks: **#FORMER SHOWHOME# 75k UPGRADES# SIDE ENTRANCE# FRONT ATTACH DOUBLE GARAGE# DECK# BONUS ROOM# EXECUTIVE KITCHEN # VAULTED CEILING# AIR CONDITIONING# Welcome to your dream home! This property exudes elegance with its 9' knockdown ceilings, creating a spacious feel. The kitchen is a chef's delight, equipped with a chimney hood fan, built-in microwave, and electric Cooktop. Stay cozy by the electric fireplace framed with a paint grade mantel. The paint grade railings with iron spindles add a touch of sophistication. The kitchen showcases quartz countertops, undermount sinks, and high-end appliances. The master bedroom is a sanctuary, featuring a 5-piece ensuite with dual sinks, soaker tub, and a shower enclosed by a sliding glass barn door. House features side entrance, 9 Feet basement with a window and mechanical room on the side. Don't miss your chance to own this blend of modern luxury and thoughtful design.**

Inclusions:  
Property Listed By:

**N/A**  
**Greater Calgary Real Estate**

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











