



THE
A-TEAM

**RE/MAX
FIRST**

328 LEGACY Circle, Calgary T2X 2G5

MLS®#: **A2165864** Area: **Legacy** Listing Date: **09/14/24** List Price: **\$865,000**
 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: **2,367**
 Low Sqft:
 Ttl Sqft: **2,367**

DOM

5
Layout
 Beds: **4 (4)**
 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** Construction: **Concrete, Stone, Vinyl Siding, Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Laminate**
 Sewer: Water Source:
 Ext Feat: **Lighting, Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, 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**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`6"	Dinette	Main	10`7" x 11`6"
Kitchen	Main	14`2" x 14`7"	Living Room	Main	12`7" x 15`1"
Office	Main	9`3" x 10`1"	Pantry	Main	9`3" x 7`10"
5pc Ensuite bath	Upper	10`1" x 11`10"	Bedroom	Upper	10`6" x 11`9"
Bedroom	Upper	9`5" x 13`3"	Bonus Room	Upper	16`1" x 15`7"
Laundry	Upper	6`5" x 6`1"	Bedroom - Primary	Upper	12`9" x 15`3"
Walk-In Closet	Upper	10`1" x 6`10"	Bedroom	Upper	9`6" x 10`5"

4pc Bathroom

Upper

5`9" x 9`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2111423

Zoning:

TBD

Remarks

Pub Rmks:

#FORMER SHOWHOME# 90k UPGRADE #4 BEDROOM# OFFICE# FRONT ATTACH DOUBLE GARAGE# DECK# BONUS ROOM# EXECUTIVE KITCHEN # 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 a range gas line. Modern conveniences like a waterline to the fridge enhance everyday living. The main floor offers an office. 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. Don't miss your chance to own this blend of modern luxury and thoughtful design - your perfect home awaits!

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











