



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**320 LEGACY Circle, Calgary T2X3Y8**

MLS® #: **A2167709**      Area: **Legacy**      Listing Date: **09/21/24**      List Price: **\$1,050,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **3,605 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,535**  
 Low Sqft:  
 Ttl Sqft: **2,535**

DOM

**7**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (2 2)**  
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Skylight(s),Storage,Tankless Hot Water**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>17`10" x 15`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 16`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 17`3"</b>	<b>Family Room</b>	<b>Main</b>	<b>23`9" x 17`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`5" x 10`3"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>13`0" x 16`9"</b>
<b>Den</b>	<b>Basement</b>	<b>10`10" x 8`4"</b>	<b>Laundry</b>	<b>Second</b>	<b>5`7" x 8`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`6" x 17`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>15`1" x 10`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>15`1" x 10`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>8`0" x 2`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 6`5"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`6" x 4`11"</b>

5pc Ensuite bath

Second

13`0" x 14`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2111423**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**This house is a perfect 10 - stunning design elements, a super functional layout, and multiple unique upgrades you wouldn't normally find at this price point! Be the first to live in this over 2500 sq ft, 3 bedroom 3 bathroom home! Professionally decorated from top to bottom (including the finished basement) this former show home has exquisite style and attention to detail throughout, from fixtures to finishing's, walls to window treatments, and more! Stepping into the spacious entranceway, you'll immediately notice the spacious, airy feel created by the high vaulted ceilings and perfectly placed floor to ceiling windows. The main-floor layout is perfect for busy families who love to entertain. The gourmet kitchen features two large islands - prep and prepare your favourite recipes at one while serving friends their favourite cocktail at the other! High-end stainless steel Kitchen Aid appliances, a built-in beverage centre, island seating, a large walk-in pantry, and tons of storage! And with quartz and granite countertops, upscale cabinetry and modern fixtures, this kitchen is as beautiful as it is functional. An impressive fireplace, luxury vinyl plank floors, expansive windows, and other designer touches provide an excellent canvas for you to make it your own! Large floor to ceiling window-doors open out onto your back deck and yard. Outside you'll find ample space for the activities you love - whether that's games with the kids, planting a garden, or hosting a family BBQ. As you head upstairs, look up and take in the natural light coming in from the 3 skylights. Step into the gorgeous primary suite - your future sanctuary to recharge after a long day. Get ready to be awed by the ensuite. It's elegant, spa-like design offers so many features to make your life easier including a large walk-in closet, a soothing soaker tub, over-sized shower, two separate vanities, a built-in makeup vanity, and private water closet. The upper level also features two additional bedrooms with walk-in closets, a full bathroom and laundry. Don't forget to check out the large bonus room and its vaulted ceilings. The finished basement offers so many additional features to round out this wonderful home. The huge rec-room area is made for fun and has lots of space for family movie night, games, and catching up with family and friends. There's also a walk-in wine room, a wet-bar and bar fridge to make entertaining as easy as can be. The lower level is not just about fun - it also has a serious side! Behind the scenes features like a tankless water heater, central air, solar panels, an HRV unit, and Smart home tech make this home very energy efficient, helping you save money while protecting the environment. This house offers so much - and the neighbourhood does too! You'll be a quick walk or drive away from schools, shops, restaurants, and recreation. Book your viewing - you don't want to miss out!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX First**

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

















