



THE
A-TEAM

**RE/MAX
FIRST**

552 LEGACY Circle, Calgary T2X 5J5

MLS®#: **A2170116**

Area: **Legacy**

Listing **10/10/24**

List Price: **\$639,000**

Status: **Pending**

County: **Calgary**

Date:
Change: **-\$11k, 26-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **2,798 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Alley Access,Parking Pad**

DOM

41
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,See Remarks,Soaking Tub,Sump Pump(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`0" x 13`1"
Dining Room	Main	13`1" x 12`1"
2pc Bathroom	Main	5`5" x 4`8"
Mud Room	Main	6`7" x 5`5"
Walk-In Closet	Upper	12`2" x 5`7"
Bedroom	Upper	13`3" x 9`0"
4pc Bathroom	Upper	8`2" x 4`11"

Room	Level	Dimensions
Living Room	Main	15`10" x 12`8"
Office	Main	10`0" x 5`6"
Foyer	Main	6`6" x 5`8"
Bedroom - Primary	Upper	12`11" x 12`6"
5pc Ensuite bath	Upper	11`5" x 8`3"
Bedroom	Upper	10`0" x 9`6"
Laundry	Upper	6`6" x 5`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311619

Remarks

Pub Rmks: **Welcome to this nearly-new 3-bedroom, 2.5-bath home in the beautiful community of Legacy. Having been lived in for just over a year, this home feels fresh and modern, offering a pristine living environment. With no neighbors directly across the street and stunning views of a serene pond, the wide, open street offers plenty of parking and a peaceful atmosphere. Step inside to discover an open and bright layout, perfect for both entertaining and everyday living. The kitchen boasts stainless steel appliances, including a gas range and an upgraded fridge with a water and ice dispenser. Upstairs, you'll find three ideally sized bedrooms and two full bathrooms. You'll appreciate the ample storage options, including a large walk-in laundry room and spacious walk-in closet in the primary bedroom. Rejuvenate in the primary ensuite complete with a soaker tub and plenty of counter space, and enjoy the pond views from your bedroom windows. The home is filled with thoughtful upgrades such as engineered hardwood flooring, 10-pound underlay carpet for added comfort, upgraded lighting, tile, and air conditioning to keep you cool year-round. Many additional features have been thoughtfully taken care of, including window coverings and landscaping. A unique pocket office near the entry makes working from home a breeze, offering both privacy and convenience. Located close to schools, grocery stores, and local restaurants (don't miss local favorite, Deagla!), This home combines luxury, convenience, and comfort in one perfect package.**

Inclusions: **TV Wall Mounts x2, Wall Mounted Cabinet in Ensuite, Wall Mounted Organizers in main floor Office and main floor office shelves**

Property Listed By: **Real Broker**

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









