



THE
A-TEAM

**RE/MAX
FIRST**

105 LEGACY GLEN Circle, Calgary T2X4R6

MLS®#: **A2171372** Area: **Legacy** Listing **10/10/24** List Price: **\$675,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 17-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2022** Abv Sqft: **1,788**
 Lot Sz Ar: **3,056 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,788**

Access:
 Lot Feat: **Back Yard,Corner Lot,Street Lighting**
 Park Feat: **Double Garage Attached**

DOM

42
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"	Dining Room	Main	8`6" x 14`2"
Foyer	Main	11`9" x 7`10"	Kitchen	Main	8`6" x 14`4"
Living Room	Main	12`1" x 16`2"	Mud Room	Main	8`5" x 5`1"
4pc Bathroom	Upper	9`10" x 5`0"	5pc Ensuite bath	Upper	9`9" x 8`7"
Bedroom	Upper	8`10" x 11`6"	Bedroom	Upper	11`3" x 11`5"
Bedroom - Primary	Upper	10`5" x 16`7"	Bonus Room	Upper	15`5" x 14`5"
Laundry	Upper	6`8" x 5`4"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1911505

Remarks

Pub Rmks: **NEW PAINT; BRAND NEW BLINDS; GREAT HOUESE; GREATE VALUE; !!! Welcome to Legacy! Expertly planned and beautifully built, Legacy in Calgary offers timeless living for any stage of life. Situated on a spacious corner lot just around the corner from a play park, this home is sure to impress!! Step inside and admire the modern open floorplan with a gorgeous grey & white color palette flowing throughout the home. The chef in the family will love the spacious kitchen complete with a stainless steel appliance package, corner pantry, ample countertop & cupboard space & a central island. The south facing windows allow a phenomenal amount of light to encase the main level. The dining room is a great size for entertaining and is open to the living room with an electric fireplace. Retire upstairs to the primary retreat featuring a 5-piece ensuite with double sinks & a great size walk-in closet. The central bonus room is the perfect place to kick back & relax after a long day. Two additional well appointed bedrooms share the main 4-piece bathroom. An upper laundry room completes the second level. The unfinished basement is awaiting your creative design ideas & features a side entrance for potential suitability with proper city approvals. A lot is fenced recently creating a specious back yard ready for you to landscape using your choice of materials and features.**

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











