



THE
A-TEAM

**RE/MAX
FIRST**

331 LEGACY Circle, Calgary T2X 0X8

MLS® #: **A2171748**

Area: **Legacy**

Listing Date: **10/22/24**

List Price: **\$1,059,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 15-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,574**

Low Sqft:

Ttl Sqft: **2,574**

Lot Information

Lot Sz Ar: **4,803 sqft**

Lot Shape:

DOM

102

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **5**

Access:

Lot Feat: **Private**

Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Electric Range, Built-In Oven, Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Stone Counters, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`5" x 14`8"	Kitchen	Main	12`5" x 13`7"
Dining Room	Main	11`2" x 12`0"	Den	Main	10`4" x 9`4"
Mud Room	Main	6`6" x 10`7"	Bonus Room	Upper	13`9" x 12`6"
Bedroom - Primary	Upper	13`9" x 15`0"	Bedroom	Upper	9`9" x 10`2"
Bedroom	Upper	10`9" x 10`0"	Bedroom	Upper	10`7" x 9`9"
5pc Ensuite bath	Upper	13`0" x 9`2"	4pc Bathroom	Upper	10`2" x 4`8"
2pc Bathroom	Main	5`0" x 6`3"			

Title: **Fee Simple**
Legal Desc: **2111019**

Zoning: **RC1**

Remarks

Pub Rmks: ****LUXURY ESTATE HOME | 4-Bed | 2.5 Bath | LOADED WITH UPGRADES 100k. **Welcome to 331 Legacy Circle SE, a brand-new home by Crystal Creek Homes located in the most sought-after part of Legacy. A luxury Living that you can't afford to miss! Featuring the upgraded Everett floor plan, this home built on one of the largest lot in the neighbourhood with unique upgrades. This exquisite two-story residence, completed in 2023, boasting four bedrooms and two-and-a-half bathrooms within 2,574 square feet of above-grade space, it's designed for a life of luxury and comfort. Upon entering, the bright and open main level greets you with a cozy fireplace in the open to above great room, complemented by large windows that fill the space with natural light. The kitchen is a chef's delight, featuring a gas range with a custom hood fan, pristine white cabinets, a large island, and a spacious walk-through pantry. The main floor also spotlights an amazing home office, a powder room, fabulous mudroom. Up the stairs complemented with spindle railing you'll come to the spacious bonus room area, the perfect place to lounge and relax. The master bedroom contains a 5-piece ensuite bathroom and a large walk-in closet. The upper floor encompasses 3 additional spacious bedrooms each with their own massive closets and share a 4-piece main bathroom with dual vanity set up as well as a large upstairs laundry room. Finally, kick back and relax at the end of a long day on your large rear deck. You will love to call this property HOME. Located on a quiet street in Legacy, one of Calgary's most desirable communities, this home offers easy access to nearby walking paths, and a range of amenities, including schools, a community garden, and endless shopping and dining options at Township Shopping Centre or Shawnessy Shopping Centre.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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







