



THE
A-TEAM

**RE/MAX
FIRST**

52 LEGACY FOREST Landing, Calgary T2X0X6

MLS®#: **A2172631**

Area: **Legacy**

Listing Date: **10/11/24**

List Price: **\$1,099,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,720**
Low Sqft:
Ttl Sqft: **2,720**

Lot Information

Lot Sz Ar: **5,026 sqft**
Lot Shape:

DOM

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

Access:

Lot Feat: **Back Yard,Level**
Park Feat: **Triple Garage Attached**

Parking

Ttl Park: **6**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Bathroom Rough-in,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
5pc Ensuite bath	Upper	
Dining Room	Main	9`0" x 13`6"
Den	Main	10`0" x 10`6"
Laundry	Upper	5`6" x 7`6"
Bedroom	Upper	10`6" x 14`0"

Room	Level	Dimensions
4pc Bathroom	Upper	
Kitchen	Main	17`0" x 9`0"
Living Room	Main	17`6" x 18`0"
Bonus Room	Upper	14`0" x 14`0"
Bedroom - Primary	Upper	18`0" x 18`0"
Bedroom	Upper	10`4" x 11`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311619

Remarks

Pub Rmks: **Only steps away from the beautiful Pine Creek Valley. Welcome to the Berkshire at 52 Legacy Forest Landing. A stunning new home by Crystal Creek Homes. Nestled in your exclusive estate cul-de-sac surrounded by nature. A classic exterior featuring concrete composite Hardie board siding and stone accents with your oversized triple garage and covered front porch. Inside, you'll find a warm inviting interior professionally designed by our award-winning team! It features LVP flooring, two tone cabinetry with a custom wood hoodfan, quartz countertops and upgraded appliances, designer lighting and plumbing fixtures, and a bright, open layout. There is a large mudroom connecting to a walkthrough pantry. The front office is perfect for working from home. The great room has a ceiling height of more than 18 feet tall and includes a gas fireplace. The dining room, filled with natural light, easily accommodates the whole family. Upstairs, the spacious primary bedroom with raised ceilings includes a luxurious 5-piece ensuite and a large walk-in closet connecting to your laundry room. The bonus room, also with raised ceiling detail is perfect for family relaxation. Two more bedrooms, a main bath, and an upper-floor laundry room complete the second floor. Modern features include a gas-fired zoned furnace with programable Ecobee WiFi-enabled thermostat, an oversized triple garage, and 9-foot basement ceilings. Located in Legacy, this home offers a peaceful setting you'll love. Easy access to 15km of walking/biking paths on 300 acres of green space. Photos representative.**

Inclusions: **New Home Warranty includes 1 year materials & labour, 2 years delivery & distribution systems, 5 years building envelope, 10 years structural**

Property Listed By: **Bode Platform Inc.**

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













