



THE
A-TEAM

**RE/MAX
FIRST**

111 LEGACY GLEN Park, Calgary T2X 3Y6

MLS®#: **A2173076**

Area: **Legacy**

Listing Date: **10/16/24**

List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar: **4,445 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,357**
Low Sqft:
Ttl Sqft: **1,357**

DOM

13
Layout
Beds: **2 (1 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s)**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Open Floorplan,Quartz Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 4`11"	5pc Ensuite bath	Main	9`6" x 9`10"
Dining Room	Main	12`9" x 15`2"	Foyer	Main	7`0" x 6`6"
Kitchen	Main	11`1" x 13`10"	Laundry	Main	9`9" x 7`2"
Living Room	Main	14`11" x 15`11"	Bedroom - Primary	Main	13`6" x 14`7"
4pc Bathroom	Lower	5`5" x 10`6"	Bedroom	Lower	13`7" x 14`1"
Storage	Lower	18`2" x 15`6"	Flex Space	Lower	9`1" x 13`2"
Game Room	Lower	14`3" x 13`3"	Game Room	Lower	13`8" x 19`2"

Title:
Fee Simple
Legal Desc:

1610168

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to your Beautiful new Bungalow in Legacy! Which is rare to find, plus it backs onto a lovely green space! Boasting over 2600sqft of fully finished space over both levels with a front attached double garage on a quiet cul-de-sac. This upgraded 2 bedroom, 3 bathroom home offers bright and airy living spaces with vaulted ceilings, gorgeous hardwood floors and large south facing windows that flood the space with natural light creating an inviting atmosphere. The spacious kitchen is a chefs delight featuring ample cabinetry, a wall pantry and deep pot drawers for all your storage needs. Your new kitchen is equipped with a premium Electrolux appliance package including a built-in wall oven, microwave and gas cooktop. The soft tile backsplash pairs perfectly with the sleek quartz countertops and whether you're preparing everyday meals or hosting dinner parties this kitchen is sure to impress. The enormous Master bedroom also showcases vaulted ceilings, large south facing windows overlooking the back yard, a luxurious 5pc ensuite, dual quartz vanity, soaker tub and a walk in closet with built-in's. Rounding out the main level is a spacious foyer for welcoming guests, dining room, living room with an oversized gas fireplace, 1/2 bath for guests and of course main floor laundry. The fully finished lower level has 9ft ceilings and offers even more living space with the addition of a massive 440sq ft recreation room to design as you see fit. The secondary bedroom is also enormous, there is a 4pc bathroom and a flex room (would make a great office or workout space) You will find a ton of storage spaces throughout including extra closets on main as well as a huge storage/utility room. Another highlight of this home is the green space it backs onto, whether your inside or out, this peaceful backdrop adds to the charm and appeal of this property. The home also boasts hassle free low maintenance landscaping! overall you will find a perfect blend of comfort and modern living! The location gives easy access to many close by amenities, shops of legacy, schools, parks, playgrounds and more! Book your private viewing today!

Inclusions:
Property Listed By:

N/A
CIR Realty

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











111 Legacy Glen Park SE, Calgary, AB

Main Floor Exterior Area 1387.24 sq ft
 Interior Area 1270.21 sq ft
 Excluded Area 458.28 sq ft



PREPARED: 2024/10/10

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

111 Legacy Glen Park SE, Calgary, AB

Basement (Below Grade) Exterior Area 1200.05 sq ft
 Interior Area 1170.37 sq ft



PREPARED: 2024/10/10

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