



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32 LEGACY Cove, Calgary T2X0Y7**

MLS® #: **A2173758**

Area: **Legacy**

Listing Date: **10/17/24**

List Price: **\$1,250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2019**

Finished Floor Area

Abv Sqft: **2,679**  
Low Sqft:  
Ttl Sqft: **2,679**

DOM

**5**  
Layout  
Beds: **5 (4 1)**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **6,393 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Lawn,No Neighbours Behind,Street Lighting,Pie Shaped Lot**  
**Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Smart Home,Storage,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>
<b>Entrance</b>	<b>Main</b>	<b>5`7" x 8`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`5" x 10`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 16`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`10" x 15`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 10`11"</b>	<b>Mud Room</b>	<b>Main</b>	<b>5`4" x 5`5"</b>

























