



THE
A-TEAM

**RE/MAX
FIRST**

45 LEGACY GLEN Street, Calgary T2X 3E2

MLS®#: **A2173939**

Area: **Legacy**

Listing Date: **10/18/24**

List Price: **\$534,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,301

Year Built:

2018

Low Sqft:

Ttl Sqft:

1,301

Lot Information

Lot Sz Ar:

2,669 sqft

Lot Shape:

DOM

33

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard

Concrete Driveway,Garage Door Opener,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`7" x 9`4"
Dining Room	Main	8`10" x 7`10"
Foyer	Main	9`8" x 6`5"
Bonus Room	Upper	10`11" x 7`6"
Walk-In Closet	Upper	6`0" x 3`10"
Bedroom	Upper	9`9" x 8`3"
Laundry	Upper	3`4" x 2`11"

Room	Level	Dimensions
Kitchen	Main	11`1" x 8`8"
Pantry	Main	4`0" x 3`9"
2pc Bathroom	Main	7`0" x 2`11"
Bedroom - Primary	Upper	11`1" x 10`7"
3pc Ensuite bath	Upper	8`10" x 6`0"
Bedroom	Upper	8`11" x 8`4"
4pc Bathroom	Upper	9`1" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1612689

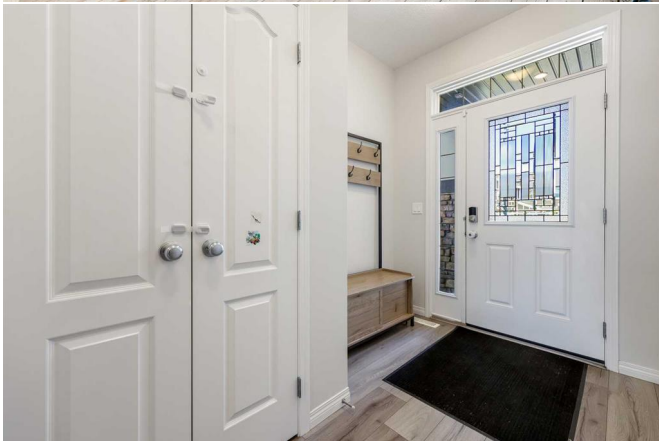
Remarks

Pub Rmks: **** MOVE IN NOW - HOT NEW LISTING ** Best value in the beautiful Legacy community where greenspace & fun is abundant! This home offers you over 1300+ sq ft of maximized "SPLENDID" living space for your enjoyment. BONUS: Single attached garage, full parking concrete driveway, and a bright sunny south-facing back yard. You are welcomed into a lovely open floor plan with wide plank laminate floors & boasting great windows that invite natural daylight in, along with a smooth transition that leads into a great kitchen with an oversized central island featuring a sink/flush eating bar, corner pantry, stainless steel appliances which include a fridge, smooth top range, built-in dishwasher and over the range microwave. The great room enjoys views from a large window and 9' main-floor ceilings. Upstairs: beautiful primary bedroom with a walk-in closet & 3 piece private ensuite. Plus, a central loft area, 2 more bedrooms & 4 a main bath. The sizeable expansive yard is fully fenced with a wood deck, rear lane & landscaped. Welcome Home! You must put this home onto your 'Must See List! Situated within walking distance to the park and only minutes away from the newly developed Township Shopping Area, it provides the convenience of having everything you could need fitting in your own neighborhood. Restaurants, groceries, and coffee shops all create a wonderful community and lifestyle for you to enjoy. With quick access to McLeod and Stony Trail while soaking up nature with a 300-acre environmental reserve as your surroundings, Legacy is the ideal choice to start creating new memories. Discover today and welcome home. Call your friendly REALTOR(R) to book a viewing!**

Inclusions:
Property Listed By: **N/A**
Jayman Realty Inc.

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







45 LEGACY GLEN STREET SE
 ALL DIMENSIONS PROVIDED UNLESS NOTED AS:
 MAIN LEVEL (AGL) - 290.39 Sq Ft / 54.85 m²
 UPPER LEVEL (AGL) - 710.32 Sq Ft / 166.03 m²
 TOTAL ABOVE GRADE RMS SIZE - 1,001.21 Sq Ft / 120.88 m²

