



THE
A-TEAM

**RE/MAX
FIRST**

319 LEGACY Mount, Calgary T2X2G7

MLS®#: **A2174731** Area: **Legacy** Listing Date: **10/23/24** List Price: **\$864,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,349 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,590**
 Low Sqft:
 Ttl Sqft: **2,590**

DOM

59
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction: **Concrete,Stucco,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Range,Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Bathroom Rough-in,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Tray Ceiling(s),Vaulted Ceiling(s),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>
Flex Space	Main	8`9" x 9`5"	Family Room	Main	16`2" x 13`3"
Dining Room	Main	11`8" x 11`8"	Kitchen	Main	14`5" x 11`8"
2pc Bathroom	Main	5`0" x 4`10"	Mud Room	Main	7`1" x 6`9"
Bonus Room	Second	16`4" x 13`1"	Bedroom - Primary	Second	16`0" x 11`5"
Bedroom - Primary	Second	14`2" x 13`8"	Bedroom	Second	10`11" x 11`6"
Bedroom	Second	12`4" x 9`1"	Laundry	Second	5`6" x 5`5"
5pc Bathroom	Second	5`2" x 11`1"	5pc Ensuite bath	Second	19`11" x 13`6"

4pc Ensuite bath

Second

8`3" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712147

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to 319 Legacy Mount SE, an exceptional home nestled on a corner lot that backs onto greenspace. This luxurious Notte model by Luxuria Homes offers 2,590 sq. ft. of refined living with 4 bedrooms, including two primary suites, 3.5 baths, and a bonus room with a cozy fireplace. Enjoy the peaceful views of the greenspace from the private balcony, accessible from both the bonus room and the primary suite, perfect for relaxing mornings or evenings. Just steps away from scenic walking paths, this home offers a prime location for those seeking both convenience and natural beauty. Step inside to find a versatile flex room with double doors—perfect for a home office or fifth bedroom. The heart of the home is the stunning gourmet kitchen, equipped with a large island, built-in appliances, extra cabinetry, and a butler's pantry for ample storage. The open-concept living area is anchored by a striking gas fireplace, making it an inviting space for family gatherings or entertaining. Upstairs, discover the vaulted ceiling bonus room with fireplace, which opens onto a private balcony shared with the luxurious primary bedroom. The upper level boasts four spacious bedrooms, including a lavish primary suite with tray ceilings, a spa-like ensuite with dual sinks, a large fully tiled shower, soaker tub, and private water closet. A second bedroom with vaulted ceilings, its own ensuite and walk-in closet ensures privacy and comfort. Additional features include a second fireplace in the bonus room, a large laundry room with a sink, and a stylish main bathroom with dual sinks. The unfinished basement, complete with a separate side entrance, offers limitless customization options to suit your needs. Don't miss your opportunity to own this beautiful home in one of Calgary's most desirable communities. Book your private tour today and experience the superior design and craftsmanship of 319 Legacy Mount SE!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







