



THE
A-TEAM

**RE/MAX
FIRST**

8 LEGACY GLEN Link, Calgary T2X 4Y8

MLS®#: **A2174788**

Area: **Legacy**

Listing Date: **10/22/24**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **3,831 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,702**
Low Sqft:
Ttl Sqft: **1,702**

DOM

7

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Corner Lot**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer**
Int Feat: **No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 20`3"	Dining Room	Main	12`5" x 7`2"
Kitchen	Main	12`5" x 13`11"	2pc Bathroom	Main	6`3" x 5`11"
Bedroom - Primary	Second	10`9" x 14`6"	Bedroom	Second	9`5" x 10`7"
Bedroom	Second	9`3" x 13`0"	3pc Ensuite bath	Second	7`10" x 7`3"
Bedroom	Basement	11`9" x 10`2"	Bedroom	Basement	9`5" x 11`11"
3pc Bathroom	Basement	5`1" x 8`1"	Game Room	Basement	14`1" x 11`6"
Furnace/Utility Room	Basement	8`0" x 17`1"	4pc Bathroom	Second	5`1" x 7`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

2012132

Remarks

Pub Rmks: **Newly built, welcoming and spacious detached house with legal basement suit. This beautiful house comes with 5 bedrooms and 3.5 bathrooms. Altogether, this house offers around 2300 SQF of living space in one of the most sought after community of Legacy, Calgary. Open concept floor plan offers convenience to your daily life and is welcoming family get togethers and guests. Kitchen and dining area are next to main living area. The beautiful modern Kitchen has a large island with gleaming quartz countertops, modern & bright cabinetry and the upgraded stainless steel appliances complements over all design and look of this kitchen and house. Corner lot, lay of of the house and windows design allow lots of sunshine and make house even brighter. The primary suite is a true retreat with a touch of luxury and a 3-piece ensuite bathroom. The basement is a legal suite offering two bedrooms and a 4pc bathroom and a separate laundry with a separate side entrance. This suit can be used to accommodate extended family or can be rented to support mortgage. The community of legacy offers everything to all demographics and provides a perfect place to live and raise family. Close to all kinds of amenities. Call your Realtor to book showing as per your convenience as this property is vacant now.**

Inclusions: **NA**
Property Listed By: **RE/MAX Real Estate (Central)**

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









