



THE
A-TEAM

**RE/MAX
FIRST**

56 LEGACY Bay, Calgary T2X2E3

MLS®#: **A2174806** Area: **Legacy** Listing Date: **10/24/24** List Price: **\$949,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **5,812 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,660**
 Low Sqft:
 Ttl Sqft: **2,660**

DOM
5
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **5**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Lane,Corner Lot,Low Maintenance Landscape,Landscaped,Underground Sprinklers**
 Park Feat: **Double Garage Attached,Heated Garage,Insulated,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Brick,Composite Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Stone Counters,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 4`11"	Dining Room	Main	15`10" x 11`5"
Family Room	Main	13`2" x 14`8"	Foyer	Main	9`5" x 7`10"
Kitchen	Main	15`11" x 13`6"	Living Room	Main	13`0" x 10`3"
Mud Room	Main	6`7" x 8`4"	Office	Main	7`9" x 9`4"
5pc Bathroom	Second	9`11" x 7`7"	5pc Ensuite bath	Second	14`8" x 9`5"
Bedroom	Second	10`0" x 11`5"	Bedroom	Second	12`0" x 9`10"
Bedroom	Second	11`0" x 10`0"	Bonus Room	Second	13`11" x 15`7"

Laundry
Walk-In Closet

Second
Second

7`1" x 6`4"
7`6" x 8`5"

Bedroom - Primary

Second

13`7" x 13`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1711069

Zoning:
R-G

Remarks

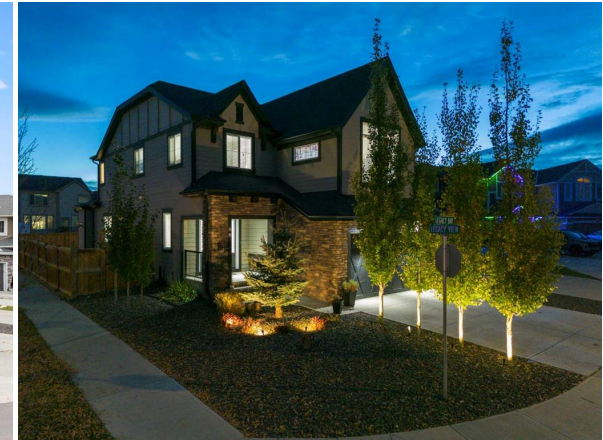
Pub Rmks:

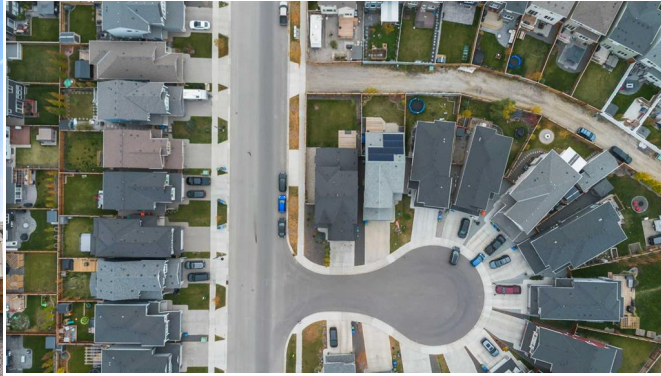
This exceptional property in Legacy offers 2,660 sq. ft. of thoughtfully designed living space, featuring 4 bedrooms and 2.5 baths, perfect for family life. The main floor includes a versatile office, ideal for remote work or study. The heart of the home is the stunning kitchen, equipped with premium KitchenAid appliances, a built-in wall oven and microwave, an electric induction cooktop, and a spacious island. Enjoy the convenience of a walk-in pantry and under-cabinet lighting that adds a modern touch. Relax in the cozy living room, highlighted by a gas fireplace, and take advantage of the welcoming mudroom with easy access from the oversized double car garage, which features a separate gas heating system for comfort year-round. Upstairs, you'll find a generous bonus room, a dedicated laundry room, and a luxurious master suite with an ensuite that includes double vanity sinks and a walk-in closet. With a total of four bedrooms upstairs and another 5pc washroom equipped with double sink vanities, there's ample space for everyone. Additional comforts include air conditioning, a water filtration system, and a water softener. Outside, the beautifully landscaped corner lot features a backyard irrigation sprinkler system, back lane for RV parking access in future and conventional lot. This home is designed for modern living, blending style, comfort, and functionality. New K9 school is under construction within couple of minutes walking distance. Don't miss the opportunity to make it yours!

Inclusions:
Property Listed By:

**TV & WALLMOUNT IN GARAGE AND ONLY WALLMOUNTS IN LIVING ROOM & BONUS ROOM.
Royal LePage Solutions**

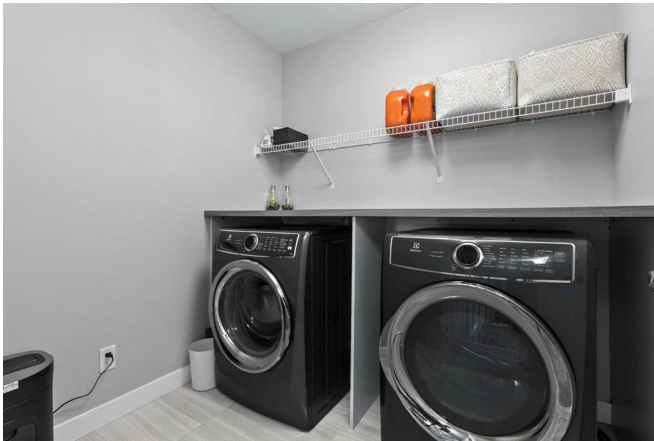
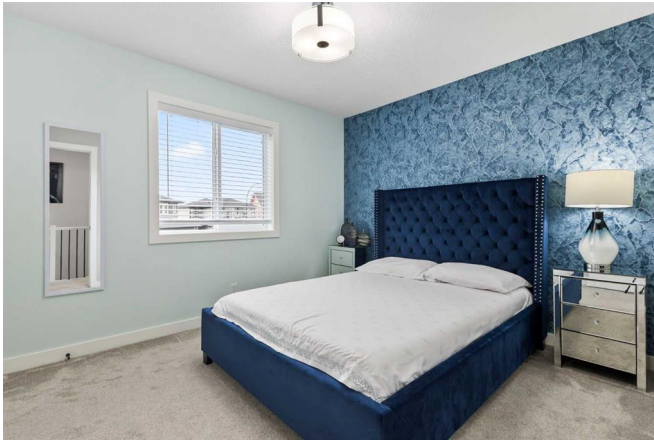
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

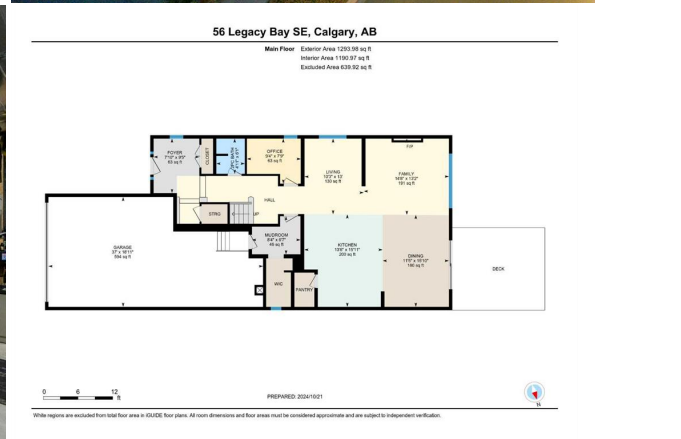
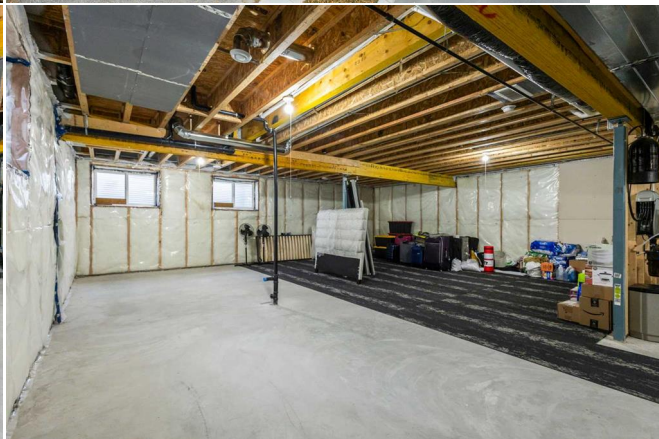
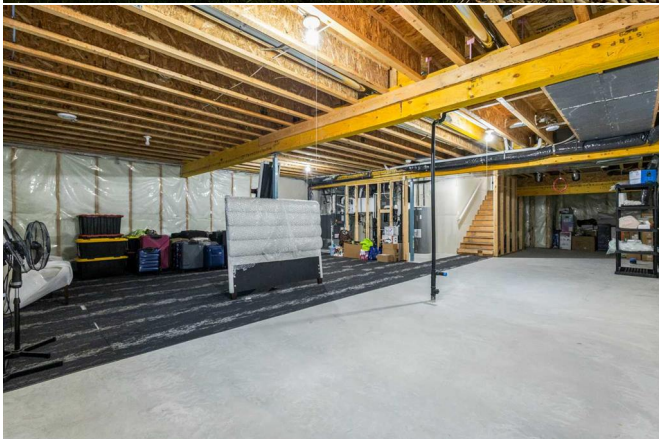












56 Legacy Bay SE, Calgary, AB

1st Floor Exterior Area 1369.56 sq ft
Interior Area 1273.09 sq ft



PREPARED 2024/10/01



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