



THE
A-TEAM

**RE/MAX
FIRST**

72 LEGACY WOODS Crescent, Calgary T2X 0X7

MLS® #: **A2174907**

Area: **Legacy**

Listing Date: **10/23/24**

List Price: **\$1,399,000**

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: **5,941 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,492**
Low Sqft:
Ttl Sqft: **3,492**

DOM

29
Layout
Beds: **5 (5)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Level**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Electric,Floor Furnace,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Smart Home,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`8" x 13`5"	Dining Room	Main	13`0" x 12`0"
Living Room	Main	15`0" x 14`10"	Pantry	Main	9`0" x 6`0"
Bonus Room	Upper	13`0" x 22`6"	Mud Room	Main	10`6" x 6`6"
Laundry	Upper	7`0" x 6`9"	Bedroom - Primary	Upper	12`8" x 16`0"
Bedroom	Upper	12`4" x 10`0"	Bedroom	Upper	12`0" x 10`0"
Bedroom	Upper	12`0" x 10`0"	Bedroom	Main	12`6" x 12`0"
3pc Bathroom	Main		5pc Bathroom	Upper	
4pc Ensuite bath	Upper		5pc Ensuite bath	Upper	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2111019

Remarks

Pub Rmks: **Introducing this beautiful family home offering 5 bedrooms and 4 full bathrooms spanning across an impressive 3,492 square feet of living space. The main floor features soaring 10' ceilings, while the triple attached garage offers plenty of parking and storage solutions. Inside is adorned in natural light and boasts 8' doors on all levels, hardwood flooring on the main and plush carpet on the stairs and upper, and stunning feature walls. The magnificent kitchen will entice your inner chef with quartz conetertops, gorgeous kitchen cabinetry, and an impressive appliance package including gas cooktop and a built-in wall oven. Homeowners will love the butlers pantry that leads to an additional walk-in pantry for all your food/appliance storage. Effortlessly flowing off the kitchen is a spacious dining room with sliding glass doors to the rear yard, and an inviting living room, anchored by a gas fireplace. The main floor also features a bedroom and full bath, ideally functioning as a home office or family members who prefer to avoid stairs. As you ascend the the second level you'll find an impressive bonus room with with a convenient coffee bar, laundry room, and 4 generous bedrooms for the growing family. The serene primary is the ultimate retreat for unwinding and is complete with a massive walk-in closet, and luxurious 5pc ensuite showcasing a relaxing soaker tub, double vanity, and glass enclosed shower with rainfall shower head. The undeveloped walk-out lower level offers 9' ceilings and is ready for your creative design. The home's exterior features a spacious deck for those diners alfresco and sunken patio. This stunning build comes with a Smart Home Package including smart doorbell, two google mini speakers, and a Nest Thermostat. Home is roughed info security, AC, and central-vac. Situated on a quiet street in Legacy with easy access to walking paths along the ridge, schools, and several shopping/dining experiences at the Township Shopping Centre or nearby Shawnessy Shopping Centre.**

Inclusions: **n/a**
Property Listed By: **RE/MAX House of Real Estate**

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



