



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**107 LEGACY Landing, Calgary T2X 2E7**

MLS®#: **A2175929**      Area: **Legacy**      Listing Date: **11/03/24**      List Price: **\$1,080,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **4,219 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,348**  
 Low Sqft:  
 Ttl Sqft: **2,348**

DOM

**30**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,Garden,Landscaped,Paved,Private,Treed**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Oven-Built-In,Refrigerator,Washer/Dryer**  
 Int Feat: **Bar,Bookcases,Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Pantry</b>	<b>Main</b>	<b>10`8" x 7`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 10`2"</b>
<b>Den</b>	<b>Main</b>	<b>10`10" x 10`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`10" x 13`9"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>5`9" x 13`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`1" x 4`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 11`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 13`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`11" x 3`2"</b>
<b>Sunroom/Solarium</b>	<b>Second</b>	<b>5`9" x 13`10"</b>
<b>Laundry</b>	<b>Second</b>	<b>10`9" x 6`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 10`10"</b>

**Bonus Room**  
**4pc Bathroom**  
**Bedroom**

**Second**  
**Basement**  
**Basement**

**12`7" x 13`9"**  
**9`1" x 8`3"**  
**9`1" x 7`5"**

**Bedroom**  
**Game Room**  
**Bedroom**

**Second**  
**Basement**  
**Basement**

**12`0" x 10`10"**  
**16`4" x 23`11"**  
**14`0" x 10`9"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1511565**

Zoning:  
**R-G**

Remarks

Pub Rmks: **OPEN HOUSE - Nov. 9th and 10th, 2-4pm. STUNNING PROPERTY in the sought after location of Legacy ! LOW MAINTENANCE SW BACKYARD, BACKING THE WALK PATH, STEPS AWAY TO THE POND, SOLAR PANELS for lower utility bill, 5 BEDROOMS + BONUS ROOM , MAIN FLOOR OFFICE , HIGH-END LUXURY FINISHES , OPEN FLOOR PLAN , FINISHED BASEMENT WITH MOTHER -IN LAW OR GRANNY SUITE , WATER SOFTENER, YOUR PRIVATE OASIS ON MASTERS BEDROOM SOLARIUM. Welcome to this captivating masterpiece nestled in this tranquil enclave of Legacy. This extraordinary home offers an unparalleled blend of grandeur, modern design, and serene finishes. Step inside to discover a sprawling main floor adorned with natural light throughout, featuring a GOURMET kitchen, elegant dining area, and inviting living space complete with a custom fireplace. Open the doors to the SW outdoor patio, boasting a large deck OVERLOOKNG THE POND . The gourmet kitchen is appointed with top-of-the-line stainless steel appliances complemented by exquisite cabinetry . You'll find three bedrooms, a bonus room and a convenient upper floor laundry room. Retreat to the lavish primary suite, boasting a boutique-worthy walk-in closet and a decadent ensuite featuring a grand glass shower, soaker tub, and dual sinks. One of a kind master bedroom solarium where you can relax & unwind . Descend to the lower level, where endless luxury awaits, including a recreation room, quality bar, well-appointed suited bedroom , and a luxurious four-piece bath. Calming and soothing abundance of natural daylight all over the house. Six ft long jetted soaker tub at Master Ensuite, Barrier-free grab bars at Master Ensuite and generous storage shelving and cabinets at mudroom and great room . Access the attached double garage, providing ample parking and storage space. Despite its secluded setting, this home offers easy access to shops, restaurants, schools, the newly finished ring road, as well as quick routes to the Rocky Mountains. Don't miss the opportunity to experience the epitome of luxurious living in this remarkable residence. Schedule your viewing today!**

Inclusions:  
Property Listed By: **MaxWell Canyon Creek**

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











