



THE
A-TEAM

**RE/MAX
FIRST**

179 LEGACY GLEN Court, Calgary T2X 5J3

MLS® #: **A2176774**

Area: **Legacy**

Listing Date: **11/06/24**

List Price: **\$610,900**

Status: **Pending**

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: **2,824 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,791**
Low Sqft:
Ttl Sqft: **1,791**

DOM

15
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Alley Access,Gravel Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Flex Space	Main	14`0" x 8`10"	Bonus Room	Upper	13`1" x 9`2"
Living Room	Main	14`10" x 10`10"	Walk-In Closet	Upper	8`0" x 6`2"
Dining Room	Main	12`8" x 8`0"	Pantry	Main	6`4" x 4`10"
Kitchen	Main	12`8" x 9`0"	2pc Bathroom	Main	5`8" x 4`7"
Bedroom - Primary	Upper	14`0" x 12`4"	Bedroom	Upper	9`4" x 11`6"
Bedroom	Upper	9`2" x 10`6"	4pc Bathroom	Upper	10`0" x 5`3"
4pc Ensuite bath	Upper	10`0" x 5`5"	Laundry	Upper	5`7" x 5`0"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-G	
Legal Desc:	2311619	Remarks

Pub Rmks:	<p>Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "AVID 20" HOME with CONVENIENT SIDE ENTRANCE located in the beautiful community of Legacy. A lovely neighborhood with great amenities welcomes you into over 1700+sqft of above grade living space featuring stunning craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful centre island with flush eating bar & sleek stainless steel Whirlpool appliances including a French door refrigerator with ice maker, electric range oven, Panasonic Microwave with trim kit and a Broan BBN3306SS power pack built-in cabinet hoodfan . Stunning QUARTZ counter tops, spacious walk-in pantry, soft close slab cabinets and Silgranite Cinder undermount sink compliment the space. Enjoy the generous dining area that overlooks the spacious Great Room with the stunning Prairie elevation out front along with an additional MAIN FLOOR FLEX SPACE - ideal for your home office AND HALF BATH for friends and family. You will discover the 2nd level boasts 3 sizeable bedrooms with the Primary Bedroom including a gorgeous 4 pc private en suite with a generous walk-in closet along with 2nd floor laundry for ease of convenience. In addition, enjoy a nicely centralized BONUS ROOM that separates the two additional bedrooms and the Primary Suite for additional privacy. The lower level has 3 pc rough in for future bath development and the back yard has space for you to a build double detached garage at your leisure. Additional features of the home include a professionally designed Alabaster colour palette, CONVENIENT SIDE ENTRY, raised 9ft basement ceiling height and the Extra Fit & Finish. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High-Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions! Situated in the heart of Legacy and only minutes away from the newly developed Township Shopping Area providing the convenience of having everything you could possibly need right in your own neighbourhood. Restaurants, groceries, coffee shops, all creating a wonderful community and lifestyle for you to enjoy. With quick access to McLeod and Stony Trail while soaking up nature with a 300-acre environmental reserve as your surroundings, Legacy is the ideal choice to start creating new memories. Discover today and welcome home!</p>
Inclusions:	N./A
Property Listed By:	Jayman Realty Inc.

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