



THE
A-TEAM

**RE/MAX
FIRST**

104 LEGACY GLEN Place, Calgary T2X 4T5

MLS®#: **A2177433**

Area: **Legacy**

Listing Date: **11/08/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **2,777 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Cleared**
Park Feat: **Double Garage Detached,Off Street**

DOM

43
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Chandelier**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`0" x 15`2"
Dining Room	Main	9`8" x 12`5"
Bedroom - Primary	Second	17`2" x 13`7"
Bedroom	Second	9`11" x 9`9"
Bedroom	Second	10`0" x 10`7"

Room	Level	Dimensions
Kitchen	Main	11`11" x 12`8"
2pc Bathroom	Main	5`2" x 5`6"
3pc Ensuite bath	Second	9`8" x 4`11"
4pc Bathroom	Second	8`10" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311619

Remarks

Pub Rmks: **Located in the heart of Southeast Calgary, the community of Legacy offers an exceptional blend of modern convenience and natural beauty, making it a prime location for those seeking both lifestyle and functionality. With over 300 acres of protected environmental reserve, Legacy provides residents with ample opportunities to immerse themselves in nature. Walking paths, parks, and scenic picnic areas weave through the neighborhood, creating a serene backdrop for everyday life and outdoor recreation. For families, Legacy boasts nearby schools and easy access to everything you might need within minutes of your front door. Legacy is not only a nature-rich community but also a thriving hub for dining, shopping, and essential services. The area features four dynamic retail centers—Legacy Corner, Township, Legacy Grove, and Legacy Village—offering an impressive array of over 1.7 million square feet of retail space, restaurants, and office spaces. From popular department stores to local retailers, you'll find a range of shopping options as well as medical, dental, and childcare services. Whether grabbing a coffee at a nearby café, running errands, or dining at a favorite local restaurant, Legacy offers the ultimate convenience for residents. The home itself is a perfect embodiment of modern design, offering 1,500 sq. ft. of meticulously designed living space. With three spacious bedrooms, 2.5 bathrooms, and a double car garage, this property provides both comfort and functionality. The kitchen is a standout, featuring stylish cabinetry in white and maple oak, extending to the ceiling for a clean, contemporary look. Finishing touches like a built-in microwave, chimney hood fan, and herringbone-patterned white tile backsplash add sophistication and elegance. The kitchen is further enhanced by a striking chandelier in black and gold, bringing an elevated, modern feel to the heart of the home. The main floor is thoughtfully designed to impress, with feature walls adding a touch of character and warmth to each space. From the stylish finishes to the well-planned layout, this Legacy home is as beautiful as it is practical, making it ideal for families, professionals, and anyone looking for a balanced lifestyle. Ready to experience the best of Legacy? Reach out to schedule your private viewing today.**

Inclusions: **None**
Property Listed By: **Real Broker**

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







