



THE
A-TEAM

**RE/MAX
FIRST**

412 LEGACY Boulevard, Calgary T2X 1Y6

MLS® #: **A2178162** Area: **Legacy** Listing Date: **11/07/24** 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: **4,854 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,402**
 Low Sqft:
 Ttl Sqft: **2,402**

DOM

15
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Stucco**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Tile, Vinyl**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Microwave Hood Fan, Range, Range Hood, Refrigerator, Washer**
 Int Feat: **High Ceilings, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	14`11" x 14`0"	Bedroom	Second	10`7" x 10`0"
Bedroom	Second	12`1" x 10`3"	Bedroom	Second	12`1" x 10`4"
Bedroom	Basement	11`2" x 10`7"	Bedroom	Basement	10`8" x 10`2"
Living Room	Main	14`3" x 13`5"	Kitchen	Main	13`5" x 11`4"
Dining Room	Main	11`4" x 11`0"	Living Room	Basement	14`2" x 12`6"
Kitchen With Eating Area	Basement	12`6" x 10`1"	Bonus Room	Second	13`11" x 12`5"
Den	Main	10`1" x 9`5"	Laundry	Second	10`2" x 5`9"

2pc Bathroom
4pc Bathroom

Main
Basement

5`9" x 5`3"
9`4" x 5`10"

4pc Bathroom
5pc Ensuite bath
Legal/Tax/Financial

Second
Second

9`2" x 4`11"
10`7" x 8`8"

Title:
Fee Simple
Legal Desc:

1512579

Zoning:
Residential - Low Density

Remarks

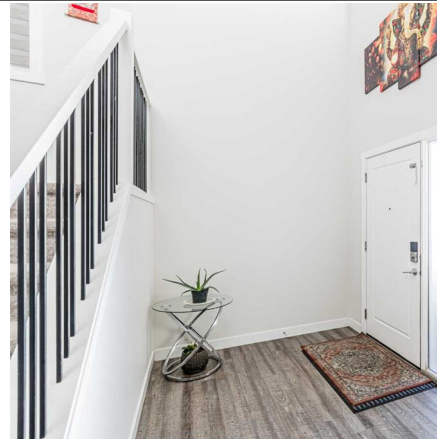
Pub Rmks:

Stunning Home in Legacy - Fully Upgraded & Move-In Ready! Welcome to this meticulously maintained and thoughtfully upgraded home in the sought-after community of Legacy. The exterior of this home immediately impresses with its elegant combination of stucco and stone finishes, setting the tone for the quality and craftsmanship found throughout. As you step inside, you're greeted by an open and spacious foyer that leads into the heart of the home. The open-concept design seamlessly connects the kitchen, dining area, and living room, creating the perfect space for both everyday living and entertaining. A cozy den, mudroom, and a convenient 2-piece bathroom round out the main floor. The chef-inspired kitchen features stainless steel appliances, quartz countertops, and a large walk-through pantry for added convenience. The bright kitchen nook offers a comfortable space for dining and provides direct access to the back deck and backyard via sliding glass doors. A stylish fireplace in the living room adds a touch of warmth and elegance to the space. Upstairs, you'll find four generous-sized bedrooms, including a luxurious master suite with a walk-in closet and a full ensuite bathroom. The remaining three bedrooms are all well-sized. A spacious bonus/family room provides a great spot for family gatherings or relaxation. The upper floor also includes a 4-piece bathroom and a well-appointed laundry room with a convenient utility sink. This home has been designed with versatility in mind. A separate side entrance leads to the fully finished, legal basement suite - ideal for generating rental income or providing a private living space for extended family. The suite features two good-sized bedrooms, an open-concept living, kitchen, and dining area, as well as a 4-piece bathroom. Additional features include a laundry area and a mechanical room with two high-efficiency furnaces. This is a rare find in Legacy, offering a perfect blend of luxury, functionality, and location. Don't miss out on the opportunity to make this house your home!

Inclusions:
Property Listed By:

None
CIR Realty

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

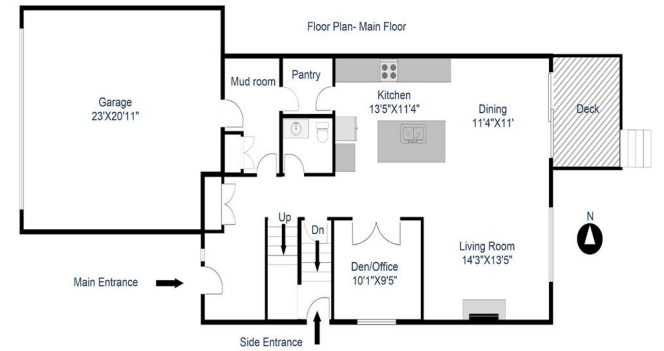












Floor Plan- Basement

