



THE
A-TEAM

**RE/MAX
FIRST**

66 LEGACY Close, Calgary T2X0Y9

MLS®#: **A2179352**

Area: **Legacy**

Listing Date: **11/14/24**

List Price: **\$620,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**
Lot Information
Lot Sz Ar: **2,809 sqft**
Lot Shape: **25x112**

Finished Floor Area

Abv Sqft: **1,587**
Low Sqft:
Ttl Sqft: **1,587**

DOM

7

Layout

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

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,City Lot,Cul-De-Sac,Front Yard,Lawn,Gentle Sloping,Interior Lot,Landscaped,Level,Standard Shaped Lot,Street Lighting,Rectangular Lot,Zero Lot Line Concrete Driveway,Front Drive,Garage Faces Front,Insulated,Multiple Driveways,Parking Pad,Rear Drive

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Soaking Tub,Storage,Vinyl Windows,Wired for Data**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`9" x 5`4"
Kitchen	Main	14`8" x 12`9"
Living Room	Main	9`8" x 14`7"
4pc Ensuite bath	Second	8`1" x 9`3"
4pc Bathroom	Second	8`0" x 4`10"
Bedroom	Second	8`9" x 12`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	9`1" x 7`4"
Dining Room	Main	9`0" x 11`3"
Bedroom - Primary	Second	12`10" x 13`9"
Walk-In Closet	Second	8`1" x 7`0"
Family Room	Second	10`3" x 12`6"
Bedroom	Second	9`6" x 10`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1410705

Remarks

Pub Rmks: **Welcome to YOUR Home in Legacy! Nestled in the award-winning family-friendly community of Legacy, this stunning 3-bedroom home with a single attached garage offers the perfect blend of comfort, style, and functionality. Step inside to discover a bright and spacious open-concept main floor, featuring soaring 9-foot ceilings and beautiful hardwood flooring throughout. The thoughtfully designed layout includes a functional mudroom and convenient laundry area that connects directly to the single attached garage. The sunlit living room, with its expansive windows and motorized blinds, flows effortlessly into the dining area, creating the perfect space for entertaining or relaxing with loved ones. The gourmet kitchen boasts elegant cabinetry, sleek stainless steel appliances, a generous kitchen island, and beautiful quartz countertops. Ascend the open-to-ceiling staircase, adorned with a modern rod iron banister, to the upper level. The spacious primary suite is a true retreat, offering a large walk-in closet and ensuite complete with dual sinks and an oversized shower—perfect for unwinding after a long day. Two additional generously-sized bedrooms and a versatile bonus room complete the upstairs. Stay cool and comfortable all summer long with newly installed central air conditioning (2023). The fully fenced backyard is your private oasis, fully landscaped and featuring a deck for outdoor dining, along with a concrete parking pad for added convenience. Located on a quiet cul-de-sac, this home provides a safe and peaceful environment with minimal traffic—ideal for families with children. You'll also enjoy ample street parking around the lovely treed green space, perfect for hosting guests. The vibrant Legacy community boasts scenic ponds, walking and biking paths, and a 300-acre nature reserve—perfect for outdoor adventures and peaceful strolls. Conveniently located within walking distance to All Saints High School, local shops, and popular restaurants, this home offers both comfort and community at your doorstep. Don't miss the opportunity to make this beautiful home yours! Schedule your private tour today and experience all that Legacy has to offer.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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











