



THE
A-TEAM

**RE/MAX
FIRST**

168 LEGACY GLEN Place, Calgary T2X5J2

MLS®#: **A2179571** Area: **Legacy** Listing **11/19/24** List Price: **\$639,900**
 Status: **Pending** County: **Calgary** Date: Change: **-\$10k, 18-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,744 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,795**
 Low Sqft:
 Ttl Sqft: **1,795**

DOM

64
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Corner Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Range,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,Microwave,Washer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`6" x 5`4"	Living Room	Main	11`4" x 20`7"
Dining Room	Main	10`10" x 11`11"	3pc Bathroom	Main	7`7" x 4`11"
Kitchen	Main	13`4" x 14`8"	Pantry	Main	7`7" x 4`6"
Bonus Room	Upper	11`2" x 12`0"	Bedroom	Upper	9`3" x 10`0"
Bedroom	Upper	9`3" x 10`0"	4pc Bathroom	Upper	5`8" x 8`1"
Laundry	Upper	3`2" x 5`10"	Bedroom - Primary	Upper	11`4" x 14`7"
4pc Ensuite bath	Upper	7`2" x 9`7"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311619

Remarks

Pub Rmks: **3 BED + 3 BATH | DREAM KITCHEN | FULLY UPGRADED | ROUGHED IN FOR LEGAL BASEMENT | CORNER LOT | BUILDER'S WARRANTY, Welcome to Legacy. This beautiful Shane Home built, comes with lots of upgrades and a full builder's warranty. When you enter, it welcomes you with a bright, open concept and a huge, 20-foot-long living room with a 3-piece full bath next to it. A beautiful DREAM KITCHEN with SUBSTANTIAL upgrades, upgraded appliances as INDUCTION RANGE, BUILT IN MICROWAVE, pots and pan drawers, and lots of storage. The dining room is across from the kitchen as well. ALL THE WINDOWS ARE MAXIMUM SIZES. Upstairs welcomes you with a bonus room in the centre, 2 identical bedrooms on the backside of the house with a 4pc Bath. The master bedroom comes with a 4pc upgraded bath and walk-in closet. The basement is roughed in for a legal suite with a side door. All in all, it's a packaged deal. YOU MUST SEE THIS HOUSE TO SEE THE ACTUAL VALUE. Don't wait. Call your favourite agent for a private showing.**

Inclusions:
Property Listed By: **n/a
Royal LePage Benchmark**

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













