

**73 LEGACY GLEN Place, Calgary T2X 4T5**

MLS®#: **A2180096** Area: **Legacy** Listing **11/19/24** List Price: **\$612,000**  
 Status: **Pending** County: **Calgary** Change: **-\$5k, 25-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2021** Abv Sqft: **1,658**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **3,046 sqft** Ttl Sqft: **1,658**  
 Lot Shape:

DOM

**32**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**  
 Sewer: Ext Feat: **None** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 4`10"</b>	<b>Dinette</b>	<b>Main</b>	<b>13`2" x 10`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 13`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`2" x 16`2"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8`0" x 7`3"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 7`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 12`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 10`2"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>12`11" x 13`8"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`9" x 14`7"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2012132**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Move in Tomorrow!!!! Welcome to 2 story The Vilano model built by Shane homes. Perfectly open floor plan on main floor that offers spacious living room, dining Room and Kitchen in the back that looks out in back yard. Upgraded features of home include, Stainless steel appliances, Railings on main floor, 9 ft main floor with knockdown ceilings, Full Height upgraded cabinets, bonus room upstairs, High quality carpets on second floor, Quartz countertops throughout home, Upgraded window blinds. Situated in the community of Legacy, this home is close to parks, pathways, shops, schools, and a short commute to Macleod Trail, Stoney Trail, and Deerfoot Trail (QE II).**

Inclusions:  
Property Listed By:

**N/A**  
**Greater Calgary Real Estate**

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











