



THE
A-TEAM

**RE/MAX
FIRST**

328 LEGACY Circle, Calgary T2X 2G5

MLS®#: **A2180106** Area: **Legacy** Listing Date: **11/19/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,606 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,367**
 Low Sqft:
 Ttl Sqft: **2,367**

DOM

14
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Yard**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|--------------|-----------------------|--------------------------|--------------|----------------------|
| 2pc Bathroom | Main | 5`1" x 5`6" | Dinette | Main | 10`7" x 11`6" |
| Kitchen | Main | 14`2" x 14`7" | Living Room | Main | 12`7" x 15`1" |
| Office | Main | 9`3" x 10`1" | Pantry | Main | 9`3" x 7`10" |
| 5pc Ensuite bath | Upper | 10`1" x 11`10" | Bedroom | Upper | 10`6" x 11`9" |
| Bedroom | Upper | 9`5" x 13`3" | Bonus Room | Upper | 16`1" x 15`7" |
| Laundry | Upper | 6`5" x 6`1" | Bedroom - Primary | Upper | 12`9" x 15`3" |
| Walk-In Closet | Upper | 10`1" x 6`10" | Bedroom | Upper | 9`6" x 10`5" |

4pc Bathroom

Upper

5`9" x 9`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2111423

Zoning:

TBD

Remarks

Pub Rmks:

#FORMER SHOWHOME# 90k UPGRADE #4 BEDROOM# OFFICE# FRONT ATTACH DOUBLE GARAGE# DECK# BONUS ROOM# EXECUTIVE KITCHEN # AIR CONDITIONING# Welcome to your dream home! This property exudes elegance with its 9' knockdown ceilings, creating a spacious feel. The kitchen is a chef's delight, equipped with a chimney hood fan, built-in microwave, and a range gas line. Modern conveniences like a waterline to the fridge enhance everyday living. The main floor offers an office. Stay cozy by the electric fireplace framed with a paint grade mantel. The paint grade railings with iron spindles add a touch of sophistication. The kitchen showcases quartz countertops, undermount sinks, and high-end appliances. The master bedroom is a sanctuary, featuring a 5-piece ensuite with dual sinks, soaker tub, and a shower. Don't miss your chance to own this blend of modern luxury and thoughtful design - your perfect home awaits!

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











