



THE
A-TEAM

**RE/MAX
FIRST**

326 LEGACY View, Calgary T0L 0X0

MLS®#: **A2180774** Area: **Legacy** Listing Date: **11/23/24** List Price: **\$854,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,269 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,104**
 Low Sqft:
 Ttl Sqft: **2,104**

DOM

60
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Lawn, Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Second	9`4" x 4`11"	5pc Ensuite bath	Second	10`7" x 17`11"
Bedroom	Second	12`9" x 10`11"	Bedroom	Second	10`6" x 11`4"
Bonus Room	Second	12`0" x 15`1"	Laundry	Second	10`7" x 5`4"
Bedroom - Primary	Second	12`2" x 16`2"	Walk-In Closet	Second	10`7" x 5`11"
3pc Bathroom	Basement	9`1" x 4`11"	Bedroom	Basement	10`9" x 14`3"
Flex Space	Basement	15`5" x 8`11"	Game Room	Basement	12`5" x 17`6"
Furnace/Utility Room	Basement	9`8" x 10`5"	2pc Bathroom	Main	5`6" x 4`8"

Dining Room
Kitchen
Mud Room

Main
Main
Main

9`7" x 13`3"
16`3" x 13`5"
11`9" x 6`5"

Foyer
Living Room

Main
Main

10`9" x 6`0"
15`1" x 15`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RG

1711069

Remarks

Pub Rmks:

This 2,999 sq dream home in Legacy could be yours! As you enter you'll immediately appreciate how bright and grand this home feels. Nine foot ceilings and large windows allow natural light to flow through the open concept living area. Enjoy hosting loved ones in this massive, luxury kitchen with a wrap around peninsula and island. The light quartz countertops and sleek ceiling height backsplash are accented by modern chic light fixtures, overhead pot lights, and undermount lighting. Meal prepping will be easy utilizing all of the top of the line, BRAND NEW, stainless steel appliances. Unloading groceries is a breeze as you enter through the garage door into a walk in pantry. Pour a coffee and cozy up in front of the gas fireplace set in a gorgeous floor to ceiling stone wall feature. Upstairs, make memories and unwind in the large bonus room. Relax in your primary retreat that boasts a large ensuite with dual sinks, soaker tub, beautiful stand alone shower, and walk-in closet! The upper level also has two additional bedrooms, a bathroom, and is completed by a conveniently located laundry room. Enjoy the additional space in the fully developed basement. The large rec space with a bonus wet bar will be perfect for hosting guests. A fourth bedroom, additional flex room, and a gorgeous bathroom complete the lower level. Soak up the sun on the deck in the back yard. This fully landscaped space has grass, a concrete pad to put your future gazebo, and a shed for ample storage. This perfect 3 family home, is just steps away from the new K-9 Catholic school being built. Special considerations: This home has undergone extensive renovations. Never occupied after its renovation. *BRAND NEW with WARRANTIES: Samsung refrigerator, Samsung microwave, gas stove, HOT WATER TANK, FURNACE, ELECTRICAL PANEL, GARAGE LIFT, SERVICE WARRANTY. ***BRAND NEW throughout: window coverings, flooring (carpet, plank, tile), doors/trim, quartz counters throughout, fixtures: including light fixtures, faucets, shower heads, toilets, EVERYTHING IS NEW! Have the benefits of a new, never occupied home, in a developed area of Legacy. Close to all amenities: parks, walking paths, stores, shopping, schools. This home is a MUST SEE and won't last long!**

Inclusions:
Property Listed By:

**VIVINT home security system device, back yard shed, TV wall mount, window coverings
CIR Realty**

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









