



THE
A-TEAM

**RE/MAX
FIRST**

39 LEGACY GLEN Terrace, Calgary T2X 3Y8

MLS®#: **A2181729**

Area: **Legacy**

Listing Date: **12/02/24**

List Price: **\$960,000**

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: **6,469 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Irregular Lot,Landscaped,Other,See Remarks,Views**
Park Feat: **Double Garage Attached**

DOM

19
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Built-in Barbecue**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,See Remarks,Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`1" x 12`3"
Kitchen	Main	12`2" x 15`0"
Foyer	Main	11`11" x 8`1"
5pc Ensuite bath	Upper	14`2" x 13`7"
Bedroom	Upper	10`10" x 11`10"
Bedroom - Primary	Upper	12`8" x 19`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`6" x 5`2"
Living Room	Main	15`1" x 18`10"
5pc Bathroom	Upper	7`10" x 9`1"
Bedroom	Upper	10`1" x 15`9"
Family Room	Upper	19`9" x 13`2"
Laundry	Upper	8`4" x 6`0"

Walk-In Closet
Bedroom
Game Room

Upper
Basement
Basement

8`8" x 11`8"
12`0" x 16`6"
15`0" x 18`8"

4pc Bathroom
Office
Furnace/Utility Room

Basement
Basement
Basement

13`2" x 5`0"
10`8" x 7`5"
11`10" x 18`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1610168

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to your personal sanctuary, where tranquility and elegance converge! As you step inside, you'll be enveloped by an inviting atmosphere that instantly makes you feel at home. The expansive oversized windows frame breathtaking views that evoke a serene getaway, with no neighbors behind to disrupt your peace. Natural light floods the space, beckoning you to explore the outdoor living area, complete with a dedicated hot tub zone (with rough-in already prepared) and two stunning maintenance-free multi-tiered decks. One deck features a custom pergola adorned with privacy rollers and a charming brick-surrounded fireplace, perfect for intimate gatherings. The other deck is equipped with a built-in BBQ and an extended eating bar, all set against the backdrop of your sprawling pie-shaped yard, which boasts a custom-built play structure, the side yard is enclosed with a chain-link fence creating a secure dog pen, and beautifully placed trees that enhance the lush landscape. Inside, the home boasts a thoughtfully designed open floor plan that radiates sophistication, ideal for the discerning homeowner. A striking floor-to-ceiling rock fireplace with a wooden mantle serves as the centerpiece of the living area, complemented by elegant Amarosa hardwood flooring that flows seamlessly into the entertainer's dream kitchen. This culinary haven features top-of-the-line Electrolux built-in appliances, including a 30" wall oven, flush microwave, stainless steel dishwasher, 36" gas cooktop, and a sleek Venmar chimney hood fan. The kitchen is beautifully framed by exquisite slab cabinets, a full tile backsplash in euro tile horizontal brick lay, a Silgranite undermount sink, and luxurious Ivory Coast quartz countertops with brushed chrome hardware that speaks to the quality of Jayman BUILT's FIT & FINISH. Enhancing the kitchen's functionality is a spacious walk-in pantry, complete with a coffee bar, vacuum storage, and ample cabinetry for all your culinary needs. The upper level features vaulted ceilings in the central bonus room and the primary suite, creating an airy and expansive feel. Two generously sized bedrooms at the front of the home share a full bath with dual vanities, while the primary suite overlooks the tranquil green space and boasts an oasis-like en suite with two full vanity areas, an oversized tub, a standalone shower, and two walk-in closets—one conveniently leading to the second-floor laundry room. The main bathrooms include a bidet. Water softener, humidifier, tankless water heater and Professionally installed radon mitigation system making it safer and healthier for you. The fully finished basement is a versatile retreat, featuring a family room with a stylish feature wall and double French doors that open to a multifunctional space perfect for your creative pursuits. This level also includes a fourth bedroom, a gym area, a play space, or a cozy den, along with a designated office complete with an electric fireplace, ideal for today's hybrid work schedules.

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

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











