



THE
A-TEAM

**RE/MAX
FIRST**

105 LEGACY GLEN Circle, Calgary T2X4R6

MLS®#: **A2183584**

Area: **Legacy**

Listing Date: **12/16/24**

List Price: **\$665,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Finished Floor Area

Abv Sqft: **1,788**
Low Sqft:
Ttl Sqft: **1,788**

Lot Information

Lot Sz Ar: **3,056 sqft**
Lot Shape:

DOM

5
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	11`9" x 7`10"
Living Room	Main	12`1" x 16`2"
Kitchen	Main	8`6" x 14`4"
Mud Room	Main	8`5" x 5`1"
5pc Ensuite bath	Upper	9`9" x 8`7"
Bedroom	Upper	11`3" x 11`5"

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"
Dining Room	Main	8`6" x 4`2"
Living Room	Main	12`1" x 16`2"
4pc Bathroom	Upper	9`10" x 5`0"
Bedroom	Upper	8`10" x 11`6"
Bedroom - Primary	Upper	10`5" x 16`7"

Bonus Room

Upper

15`5" x 14`5"

Laundry
Legal/Tax/Financial

Upper

6`8" x 5`4"

Title:

Fee Simple

Legal Desc:

1911505

Zoning:

R-G

Remarks

Pub Rmks:

NEW PAINT; BRAND NEW BLINDS; GREAT HOUESE; GREATE VALUE; !!! Welcome to Legacy! Expertly planned and beautifully built, Legacy in Calgary offers timeless living for any stage of life. Situated on a spacious corner lot just around the corner from a play park, this home is sure to impress!! Step inside and admire the modern open floorplan with a gorgeous grey & white color palette flowing throughout the home. The chef in the family will love the spacious kitchen complete with a stainless steel appliance package, corner pantry, ample countertop & cupboard space & a central island. The south facing windows allow a phenomenal amount of light to encase the main level. The dining room is a great size for entertaining and is open to the living room with an electric fireplace. Retire upstairs to the primary retreat featuring a 5-piece ensuite with double sinks & a great size walk-in closet. The central bonus room is the perfect place to kick back & relax after a long day. Two additional well appointed bedrooms share the main 4-piece bathroom. An upper laundry room completes the second level. The unfinished basement is awaiting your creative design ideas & features a side entrance for potential suitability with proper city approvals. A lot is fenced recently creating a specious back yard ready for you to landscape using your choice of materials and features.

Inclusions:

N/A

Property Listed By:

RE/MAX First

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











