



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**45 LEGACY GLEN Crescent, Calgary T2X 4G5**

MLS® #: **A2185484**

Area: **Legacy**

Listing Date: **01/14/25**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2020**

Finished Floor Area

Abv Sqft: **2,314**

Low Sqft:

Ttl Sqft: **2,314**

Lot Information

Lot Sz Ar: **4,628 sqft**

Lot Shape:

DOM

**8**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space, Landscaped, Street Lighting, Pie Shaped Lot, Treed**  
Park Feat: **Double Garage Attached, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s), Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Awning(s), Storage**

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

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 4`11"	Dining Room	Main	12`0" x 11`11"
Foyer	Main	5`7" x 10`6"	Kitchen	Main	12`0" x 16`0"
Mud Room	Main	8`6" x 8`6"	Office	Main	10`11" x 9`5"
Living Room	Main	12`6" x 15`11"	5pc Bathroom	Second	6`5" x 11`9"
5pc Ensuite bath	Second	10`2" x 12`5"	Bedroom	Second	11`11" x 9`11"
Bedroom	Second	10`4" x 12`0"	Bonus Room	Second	13`11" x 15`6"
Laundry	Second	5`4" x 9`6"	Bedroom - Primary	Second	14`0" x 15`11"
Walk-In Closet	Second	10`8" x 7`10"			

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 1810726  
 Zoning: R-G

Remarks

Pub Rmks: **LUXURY LIVING| TOP OF THE LINE FINISHINGS| SPECTACULAR LOCATION, this exquisite custom-built family home has been impeccably maintained and shows like new. Offering 3,361 sq. ft. of thoughtfully designed living space, this property features a total of 4 bedrooms, 3.5 baths, fully developed basement & oversized double-car garage. The west facing rear yard backs to a green space/walking path and boasts an abundance of natural light while preserving your privacy. The WOW factor greets you throughout this home, pride of ownership, attention to detail with flow & functionality that you will truly appreciate. The main floor features 9' ceilings w/grand 2-Storey family room, upgraded luxury vinyl plank flooring, gas fireplace with custom concrete finish extended to the ceiling and an impressive chef-inspired kitchen featuring quartz countertops, gas range, double built-in wall ovens, convenient built-in pantry and extended height cabinets. Complete with a private main floor den & spacious mud room area. The second floor boasts a spacious Bonus room & large primary bedroom (both w/upgraded vaulted ceilings), spa-inspired ensuite featuring radiant floor heating, dual sinks, a walk-in shower w/built-in bench & separate soaker tub, 2 generous additional bedrooms with walk-in closets, 5-piece main bathroom w/dual sinks and separate laundry room area. The fully developed basement is complete with a spacious family/games room, guest bedroom w/walk-in closet, 4-piece bathroom and loads of storage space. The exterior of the home is finished w/Hardie Board siding, Trex decking with gas connection, concrete patio with professionally installed glass cover/Pergola, vinyl fencing and Gemstone LED permanent lighting. Complete with hot tub from Arctic Spas and central air conditionally for your comfort on those warm summer nights. An ideal property for those with a young or growing family, this amazing home is conveniently located within walking distance to area schools (including the new Legacy K-9 school) parks/playgrounds, walking/bike paths, several shops & restaurants, Legacy Pond and 300 acres of protected green space and forest. This home is an absolute must see.**

Inclusions: Hot tub w/accessories, storage shed  
 Property Listed By: eXp Realty

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











