



THE
A-TEAM

**RE/MAX
FIRST**

628 LEGACY WOODS Circle, Calgary T2X5A8

MLS®#: **A2185516** Area: **Legacy** Listing Date: **01/06/25** List Price: **\$949,900**
 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: **5,252 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,385**
 Low Sqft:
 Ttl Sqft: **2,385**

DOM

4
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Wood Frame**
 Heating: **Forced Air** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener**
 Int Feat: **Kitchen Island, Quartz Counters, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	26`0" x 21`4"	Bedroom	Main	36`1" x 29`6"
Dining Room	Main	37`2" x 39`11"	Kitchen	Main	37`2" x 47`4"
Living Room	Main	44`10" x 58`6"	Office	Main	29`6" x 29`9"
Foyer	Main	44`10" x 33`8"	5pc Bathroom	Upper	16`8" x 37`6"
5pc Ensuite bath	Upper	40`2" x 36`11"	Bedroom	Upper	32`3" x 40`2"
Bedroom	Upper	32`0" x 42`5"	Family Room	Upper	40`5" x 52`3"
Laundry	Upper	22`5" x 20`6"	Bedroom - Primary	Upper	39`11" x 59`7"

Walk-In Closet

Upper

22`2" x 30`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210654

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to The woods in Legacy's esteemed community. Nestled on a spacious traditional lot, This stunning TRIPLE CAR GARAGE home is a perfect blend of luxury and functionality, offering an expansive layout that caters to modern family living. Boasting 4 spacious bedrooms (1 main floor bedroom), a versatile den (main floor), generous bonus room, AIR CONDITIONED with SIDE ENTRANCE to the basement this residence is designed to meet all your needs. The 3 full bathrooms ensure convenience and comfort for the entire household. Step into the heart of the home, where the open-to-above living area creates an airy and grand ambiance, IN BUILT SPEAKERS in the living room with wiring done for the speakers in the patio. The upgraded kitchen is a chef's dream, showcasing sleek quartz countertops, top-of-the-line finishes, and a huge walk-in pantry to store all your essentials. Main floor bedroom, den and a full washroom completes the floor. Relax and entertain on the full home width deck that spans the back of the home, offering ample space for outdoor gatherings. The side entrance to the basement provides flexibility for future development, whether for personal use or rental potential. This thoughtfully designed home offers everything you could desire for modern living, from elegant upgrades to practical features that cater to your lifestyle. This community features schools for all ages, one school is coming up with close proximity to the home as well as a shopping center with good selection of shops ,restaurants and a huge 300-acre environmental reserve. A must see!!!

Inclusions:
Property Listed By:

NA
CIR Realty

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













