



THE
A-TEAM

**RE/MAX
FIRST**

48 LEGACY FOREST Landing, Calgary T2X0X6

MLS®#: **A2187699**

Area: **Legacy**

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

List Price: **\$1,159,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,731**

Low Sqft:

Ttl Sqft: **2,731**

Lot Information

Lot Sz Ar: **5,037 sqft**

Lot Shape:

DOM

18

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Level**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Cement Fiber Board,Stone,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Poured Concrete

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**

Int Feat: **Bathroom Rough-in,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"
Great Room	Main	54`2" x 59`1"
Bedroom - Primary	Upper	59`7" x 46`6"
Bedroom	Upper	34`9" x 40`9"

Room	Level	Dimensions
5pc Ensuite bath	Upper	0`0" x 0`0"
Dining Room	Main	64`0" x 29`6"
Den	Main	32`10" x 34`5"
Bedroom	Upper	34`9" x 40`9"
Bonus Room	Upper	46`6" x 45`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311619

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this exquisite home by Crystal Creek Homes. Where elegance meets modern living. From the moment you enter, you'll be captivated by the soaring OPEN TO BELOW feature that floods the space with natural light. The open concept main floor is designed for both comfort and style, with spacious living area, a main floor office, gourmet kitchen equipped with high-end finishes, and a dining space perfect for family gatherings or entertaining. Upstairs the luxurious primary bedroom offers a peaceful retreat, complete with a spa like ensuite and generous walk-in closet. Two additional bedrooms and your second floor bonus room provide ample space for family or guests. Thoughtfully designed with a blend of functionality and luxury, this home is perfect for those seeking an upscale living experience in a serene and welcoming community. Photos may be representative.**

Inclusions: **N/A**
Property Listed By: **Bode**

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











