



THE
A-TEAM

**RE/MAX
FIRST**

182 LEGACY Common, Calgary T2X 2A9

MLS®#: **A2187733**

Area: **Legacy**

Listing Date: **01/16/25**

List Price: **\$535,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area
Abv Sqft: **1,353**
Low Sqft:
Ttl Sqft: **1,353**

DOM

6
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **2,012 sqft**
Lot Shape:

Parking
Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level,Paved,Private,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Dry Bar,Open Floorplan,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`1" x 11`9"
Kitchen	Main	15`6" x 9`4"
Bedroom - Primary	Upper	12`0" x 10`9"
Bedroom	Upper	8`5" x 8`3"
4pc Bathroom	Upper	9`1" x 4`11"
Game Room	Basement	12`7" x 11`3"
3pc Bathroom	Basement	7`8" x 4`11"

Room	Level	Dimensions
Dining Room	Main	9`2" x 9`1"
2pc Bathroom	Main	7`0" x 3`2"
3pc Ensuite bath	Upper	9`1" x 5`1"
Bedroom	Upper	9`6" x 8`6"
Laundry	Upper	3`1" x 2`11"
Bedroom	Basement	10`11" x 8`11"
Office	Basement	6`3" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1411876

Remarks

Pub Rmks: **Welcome to your new home, where modern comfort meets style, ideal for first-time homebuyers such as young professional couples or small families. As you enter, you are greeted by a spacious living room featuring 9-foot ceilings that seamlessly flow into the dining area, creating an open, airy atmosphere perfect for entertaining. The heart of the home is the massive kitchen equipped with a peninsula island eating bar and extensive pantry space, making it a dream for home chefs and hosts alike. Upstairs, tranquility awaits in the primary bedroom, which boasts a three-piece ensuite with a sizeable shower and a walk-in closet, offering a private retreat at day's end. Two additional bedrooms provide cozy accommodations for children or guests. Conveniently, the laundry facilities are smartly housed in a closet on the same floor, enhancing everyday practicality. The fully finished basement expands your living space with a huge recreation room, ideal for family game nights or casual gatherings. Discover a hidden office behind a charming barn door with a dry bar, offering a quiet spot for work or hobbies. This level also includes an additional bedroom and a three-piece bathroom, perfect for visiting guests or older children seeking privacy. Outside, a large double detached garage provides ample space for vehicles and storage and is both insulated and drywalled. The home also features a sunny west-facing backyard that is fully fenced, providing a safe and private outdoor space for the kids and dogs to play, and a large deck ideal for outdoor entertaining. The property is equipped with a high-efficiency forced-air furnace and air conditioning, ensuring comfort throughout the seasons while keeping utility costs manageable. This property is more than just a house; it's a place to create lasting memories and grow into. Don't miss the opportunity to make it yours. Schedule a viewing today and step into the home you've been dreaming of.**

Inclusions: **Front and Back Door Google Doorbells, Nest Thermostat**
Property Listed By: **RE/MAX iRealty Innovations**

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









