



THE
A-TEAM

**RE/MAX
FIRST**

58 LEGACY Grove, Calgary T2X 2E3

MLS®#: **A2188101** Area: **Legacy** Listing Date: **01/24/25** List Price: **\$869,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **3,907 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,442**
 Low Sqft:
 Ttl Sqft: **2,442**

DOM

9
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Oven,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	53`4" x 42`8"	Kitchen	Main	56`0" x 52`9"
Office	Main	29`0" x 33`1"	Mud Room	Main	32`10" x 30`1"
Pantry	Main	18`1" x 24`7"	Entrance	Main	50`7" x 37`6"
2pc Bathroom	Main	17`3" x 16`5"	Bedroom - Primary	Second	41`0" x 54`5"
Bedroom	Second	37`2" x 32`3"	Bedroom	Second	37`2" x 32`7"
Bedroom	Second	44`3" x 36`4"	Family Room	Second	41`0" x 76`3"
5pc Ensuite bath	Second	37`2" x 34`2"	5pc Bathroom	Second	29`0" x 24`7"

Walk-In Closet
Game Room
Bedroom
3pc Bathroom

Second
Basement
Basement
Basement

37`2" x 18`7"
67`3" x 94`4"
48`8" x 64`6"
30`4" x 20`6"

Laundry
Bedroom
Hall
Furnace/Utility Room

Second
Basement
Basement
Basement

17`0" x 27`1"
45`1" x 51`8"
51`11" x 59`7"
36`1" x 44`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1711069

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this stunning 6-bedroom, 3.5-bathroom detached home with a front-attached garage in the highly sought-after Legacy community in South East Calgary. With 3,322 SQFT of developed space, this home offers ample room, modern finishes, and a prime location perfect for families. The spacious main floor features a cozy living room with an electric fireplace, a dining area overlooking the low-maintenance backyard, and a modern kitchen with built-in stainless steel appliances, a walk-through Butler's pantry, and plenty of storage. There's also a den/office space and a convenient half bath. Upstairs, you'll find a large bonus room, a primary bedroom with a massive walk-in closet and a luxurious 5-piece ensuite, plus three additional bedrooms, one with a walk-in closet. A 5-piece bathroom and a laundry room complete this level. The fully finished basement includes a large recreation room, two additional bedrooms, and a full bathroom. Additional features include an extra-wide driveway, a front-attached garage, upgraded lighting, and a fully fenced backyard with a spacious deck, perfect for entertaining. Ideally located near schools, parks, walking trails, and Legacy Pond, with easy access to Macleod Trail, Stoney Trail, and Deerfoot Trail. Nearby amenities include grocery stores, restaurants, and essential services. This home offers the perfect combination of space, luxury, and convenience in a family-friendly community, making it an ideal place to live. This home is a true gem, blending luxury, comfort, and practicality in one remarkable package. Don't miss your chance to make it your forever home—schedule a showing with your favorite realtor today.

Inclusions:
Property Listed By:

N/A
Confident Realty Inc

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











