



THE
A-TEAM

**RE/MAX
FIRST**

304 LEGACY Mount, Calgary T2X 2G7

MLS®#: **A2188130**

Area: **Legacy**

Listing Date: **01/17/25**

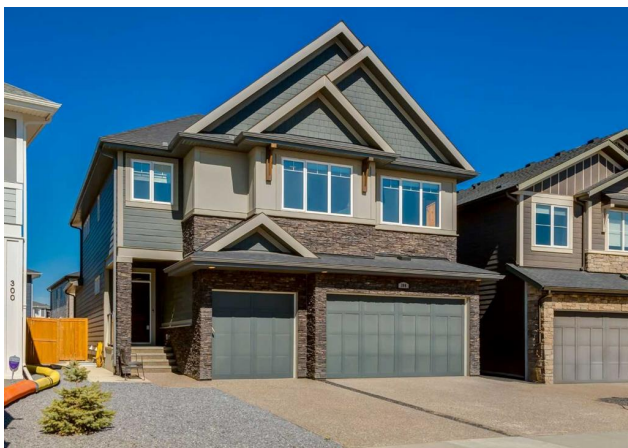
List Price: **\$1,125,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,102 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,971**
Low Sqft:
Ttl Sqft: **2,971**

DOM

36
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Lawn,Low Maintenance Landscape,Level**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **None**
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	18`0" x 12`9"
Dining Room	Main	18`0" x 12`2"
2pc Bathroom	Main	4`3" x 2`11"
Mud Room	Main	14`3" x 5`6"
Walk-In Closet	Upper	16`10" x 6`8"
Bedroom	Upper	12`5" x 10`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`1" x 15`0"
Office	Main	13`5" x 7`8"
Foyer	Main	13`0" x 12`1"
Bedroom - Primary	Upper	14`8" x 14`5"
5pc Ensuite bath	Upper	14`6" x 10`8"
Walk-In Closet	Upper	4`8" x 4`2"

Bedroom Upper 13`6" x 10`11"
5pc Bathroom Upper 12`10" x 10`5"
Laundry Upper 9`6" x 6`0"
Bedroom Lower 14`1" x 9`8"
Media Room Lower 21`5" x 15`9"

Bedroom Upper 14`11" x 10`8"
Bonus Room Upper 14`5" x 10`4"
Family Room Lower 14`0" x 11`8"
Walk-In Closet Lower 4`2" x 3`8"
4pc Bathroom Lower 10`5" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1810644**

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this exceptional, two-story upscale residence in Legacy Estates, boasting over 4,100 square feet of meticulously maintained living space and a triple car garage. Situated on a tranquil street just steps from Legacy's walking paths, parks, and schools, this unique home is designed for both comfort and elegance. As you enter, the custom luxury vinyl plank flooring and tile selections on the main floor immediately catch your eye. The dining area's open concept design facilitates seamless entertaining, extending into a living room bathed in natural light from oversized windows. The gourmet kitchen is a chef's delight, featuring ceiling-height cabinets, quartz countertops, an expansive island with waterfall edges, wall ovens, a 5-burner gas cooktop, a full-length backsplash, and a spacious walk-through pantry that leads to a separate mudroom. The upper floor houses an expansive master bedroom, providing a serene retreat with its spa-like ensuite that includes a soaker tub, separate shower, dual vanities, and a 17-foot walk-in closet with an adjoining laundry room. Additionally, there are three more sizeable bedrooms with ample closet space, a five-piece bathroom, and a large bonus room perfect for relaxation or play. The basement is outfitted with a custom theatre room offering professional sound quality, ideal for family movie nights, plus a family room, a fifth bedroom, and an additional bathroom.**

Inclusions: **None**
 Property Listed By: **RE/MAX House of Real Estate**

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









