



THE
A-TEAM

**RE/MAX
FIRST**

1708 LEGACY Circle, Calgary T2X 0X9

MLS® #: **A2188782**

Area: **Legacy**

Listing Date: **01/20/25**

List Price: **\$1,150,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **2,575**
Low Sqft:
Ttl Sqft: **2,575**

DOM

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

Lot Information

Lot Sz Ar: **4,359 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,Landscaped,Street Lighting,Private,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting,Private Entrance,Private Yard**

Construction:

Concrete,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmnt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings

Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`0" x 11`8"	Living Room	Main	15`6" x 13`11"
Kitchen	Main	14`6" x 20`2"	Office	Main	10`6" x 9`0"
2pc Bathroom	Main		Pantry	Main	6`10" x 9`0"
Foyer	Main	7`0" x 6`7"	5pc Bathroom	Second	

Bedroom - Primary	Second	17`8" x 13`11"	5pc Ensuite bath	Second	
Laundry	Second	5`6" x 7`7"	Bedroom	Second	13`9" x 10`2"
Bedroom	Second	14`9" x 10`6"	Bonus Room	Second	15`8" x 14`3"
Game Room	Basement	15`6" x 13`5"	Dining Room	Basement	7`11" x 9`3"
Kitchenette	Basement	14`9" x 14`5"	4pc Bathroom	Basement	
Bedroom	Basement	14`11" x 10`1"	Furnace/Utility Room	Basement	15`11" x 13`4"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **1411876**

Remarks

Pub Rmks: **This award-winning Albi-built masterpiece combines elegance, convenience, and unmatched craftsmanship. Nestled on a premium lot backing onto a tranquil pond, this 4-bedroom, 3.5-bath luxury home with 3,673 sq ft of total living space and a walkout basement offers a seamless blend of sophistication and functionality. Step through the grand entrance into a home that radiates opulence. The main floor showcases stunning hardwood floors, beautiful views of the pond, and breathtaking sunsets. The chef-inspired kitchen features an 8.5-ft granite island, sleek stainless steel appliances, a wall-mounted oven and microwave, and a massive walk-through pantry. Designed for effortless entertaining, the open-concept layout flows into a living room anchored by a gorgeous gas fireplace and a spacious main-floor office, offering the perfect work-from-home setup. Upstairs, three generously sized bedrooms and a bonus room provide ample space for family living. The luxurious primary bedroom is a true sanctuary, featuring panoramic views of the pond, a spa-inspired 5-piece ensuite with a soaker tub, double vanity, walk-in shower, and an expansive walk-in closet conveniently connected to the laundry room for ultimate convenience. The bright walkout basement is designed with versatility in mind. It features a bedroom, 4-pc bathroom, a kitchenette, secondary washer and dryer, and a laundry prep sink, making it an ideal space for extended family, guests, or recreational use. Granite counter tops are found throughout the home, ensuring every detail exudes luxury. Step outside to your private outdoor oasis, where extended concrete patio and steps lead to a beautifully landscaped yard, ideal for entertaining or enjoying serene pond-side views. The Hardy board siding ensures lasting durability and timeless curb appeal. Fresh paint and newer carpet maintain the pristine condition of this home, making it move-in ready for the discerning buyer. Exceptional features to note include a dual-zone furnace system for precise temperature control on each floor, and wiring for speakers to create the perfect ambience for entertaining. Located in the prestigious community of Legacy, this home is surrounded by picturesque walking paths, parks, and an array of family-friendly amenities. Enjoy the best of both worlds: peaceful pond-side living with convenient access to schools, shopping, and dining. Contact us today to book your personal viewing and experience everything this exceptional home has to offer!**

Inclusions: **S/S Fridge, Microwave, Wall Mount Oven, Electric Stove Top , Washer, Dryer, Stackable Washer& Dryer in Basement, Central Vac & Attachments, In basement S/S Fridge, Dishwasher, Garage opener + 2 remotes, Security Cameras (no contract) tv in office, basement tv x 2, tv mount in primary, all blinds**

Property Listed By: **Coldwell Banker United**

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











