



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**112 LEGACY GLEN Place, Calgary T2X 4T5**

MLS®#: **A2189365**

Area: **Legacy**

Listing Date: **01/21/25**

List Price: **\$719,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 29-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Finished Floor Area

Abv Sqft: **1,645**  
Low Sqft:  
Ttl Sqft: **1,645**

Lot Information

Lot Sz Ar: **3,573 sqft**  
Lot Shape:

DOM

**11**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Corner Lot**  
Park Feat: **Double Garage Detached, Garage Faces Rear**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Garden, Private Entrance, Storage**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Gas Water Heater, Microwave, Refrigerator, Washer, Window Coverings**  
Int Feat: **High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`2" x 12`7"
Pantry	Main	5`0" x 3`7"
Mud Room	Main	4`8" x 4`6"
Bedroom - Primary	Second	14`7" x 12`7"
Walk-In Closet	Second	9`4" x 4`2"
Bedroom	Second	12`1" x 9`4"
4pc Bathroom	Second	9`0" x 5`0"

Room	Level	Dimensions
Kitchen	Main	14`9" x 12`10"
Dining Room	Main	12`0" x 11`8"
2pc Bathroom	Main	4`8" x 5`7"
3pc Ensuite bath	Second	9`0" x 5`11"
Laundry	Second	5`5" x 3`9"
Bedroom	Second	11`8" x 9`3"
Nook	Basement	6`3" x 6`7"

**Kitchenette**  
**3pc Bathroom**  
**Bedroom**

**Basement**  
**Basement**  
**Basement**

**11`1" x 8`2"**  
**7`11" x 4`11"**  
**10`4" x 10`0"**

**Living Room**  
**Laundry**

**Basement**  
**Basement**

**9`10" x 9`5"**  
**3`11" x 3`6"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**231161**

Remarks

Pub Rmks:

**Welcome to this stunning 2023-built home in the sought-after community of Legacy. This beautifully designed house features three bedrooms and two and a half bathrooms. The sensational open concept showcases the living room, the kitchen, and the dining room. The spacious kitchen has a big island with breakfast bar and is equipped with quartz countertops, beautiful backsplash, GE stainless steel appliances, and a walk-in pantry. In the upper floor, there are 3 spacious bedrooms, and two full bathrooms. For convenience, the laundry room is also located on the second floor. The house has a private/independent entrance to the legal suite that offers an additional bedroom, a fully equipped kitchen with Whirlpool SS appliances, a full bathroom, and a laundry room that opens the possibilities for versatile living options and/or an additional source of income. The home also offers a deck and a patio for your relaxation and entertainment, a double detached garage, and a storage shed. The property is fully fenced and landscaped. With easy access to schools, parks, shopping, restaurants, and just minutes away from McLeod Trail and Stoney Trail, don't miss the opportunity to own such an incredible and rare gem. Welcome home!!!**

Inclusions:  
Property Listed By:

**Microwave, dishwasher, refrigerator, electric stove, washer, dryer (all in legal suite)**  
**Royal LePage Benchmark**

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











