



THE
A-TEAM

**RE/MAX
FIRST**

336 LEGACY Circle, Calgary T2X 2G5

MLS®#: **A2190446** Area: **Legacy** Listing Date: **01/30/25** List Price: **\$888,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,605 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,396**
 Low Sqft:
 Ttl Sqft: **2,396**

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Paved,Private**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Insulated,Oversized,Paved**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Microwave,Washer/Dryer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`3" x 12`2"
Dining Room	Main	12`3" x 10`4"
Mud Room	Main	9`7" x 5`11"
Bonus Room	Upper	17`2" x 15`3"
Walk-In Closet	Upper	10`7" x 8`7"
Bedroom	Upper	11`11" x 9`3"

Room	Level	Dimensions
Kitchen	Main	14`4" x 12`3"
Foyer	Main	14`5" x 6`2"
2pc Bathroom	Main	4`11" x 4`9"
Bedroom - Primary	Upper	14`6" x 13`11"
5pc Ensuite bath	Upper	12`3" x 10`6"
Bedroom	Upper	11`10" x 9`3"

Walk-In Closet
5pc Bathroom
Other

Upper
Upper
Basement

5`9" x 5`4"
12`6" x 5`4"
27`1" x 24`0"

Laundry
Flex Space
Furnace/Utility Room

Legal/Tax/Financial

Upper
Basement
Basement

10`3" x 5`3"
15`8" x 11`5"
8`4" x 6`8"

Title:
Fee Simple
Legal Desc:

2111423

Zoning:
R-G

Remarks

Pub Rmks: **Step into this exceptional former showhome in the vibrant community of Legacy, where modern luxury meets thoughtful design. Built in 2022 with \$100K in premium upgrades, this 2,421 sq. ft. two-story residence offers an unparalleled living experience. The heart of the home is the chef's kitchen, featuring double islands, full-height cabinetry, a trendy backsplash, upgraded stainless steel appliances, and a walk-through pantry that leads to a fully finished mudroom. The main floor's open-concept layout is enhanced by vaulted ceilings, stylish lighting fixtures, and two inviting fireplaces, making it ideal for both entertaining and relaxing. Upstairs, the spacious center bonus room is perfect for family time, while the primary suite provides a private retreat with a spa-like 5-piece ensuite and a walk-in closet. Two additional bedrooms share a dual-vanity bathroom, offering plenty of space for a growing family. The home also features a spacious unfinished basement, offering endless possibilities to customize the space to suit your needs. Outside, the large rear deck and beautifully landscaped, fenced backyard create a private oasis for outdoor enjoyment. With central air conditioning, solar panels, a double attached garage, and a prime location near parks, schools, shopping, and scenic walking paths, this home blends elegance, functionality, and convenience seamlessly. Experience the best in modern living and make this extraordinary home your own!**

Inclusions:
Property Listed By:

**Central Air Conditioner
Greater Property Group**

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











