



THE
A-TEAM

**RE/MAX
FIRST**

16 LEGACY Bay, Calgary T2X 2E3

MLS®#: **A2191194**

Area: **Legacy**

Listing Date: **02/27/25**

List Price: **\$925,000**

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: **5,338 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Irregular Lot,Level**
Park Feat: **Double Garage Attached**

DOM

0

Layout

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

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Oven,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,Dry Bar,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`0" x 5`0"	Dining Room	Main	12`0" x 12`6"
Foyer	Main	9`2" x 8`5"	Kitchen	Main	16`5" x 17`0"
Living Room	Main	13`0" x 15`0"	Mud Room	Main	7`10" x 6`7"
5pc Bathroom	Upper	11`8" x 4`11"	5pc Ensuite bath	Upper	11`5" x 9`4"
Bedroom	Upper	11`7" x 12`10"	Bedroom	Upper	13`0" x 11`9"

Family Room
Bedroom - Primary
4pc Bathroom
Game Room

Upper
Upper
Basement
Basement

15`7" x 13`9"
13`0" x 22`5"
9`10" x 4`11"
20`5" x 28`6"

Laundry
Walk-In Closet
Bedroom
Furnace/Utility Room

Upper
Upper
Basement
Basement

9`2" x 7`4"
8`8" x 6`8"
11`9" x 10`11"
13`6" x 8`11"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

Zoning:
R-G
1711069

Remarks

Pub Rmks:

OPEN HOUSE THIS SUNDAY MARCH 2nd from 2pm-4pm! Welcome to this exquisite home located in the heart of the family-friendly community of Legacy. This property boasts a welcoming interior that features beautiful luxury vinyl plank flooring throughout, creating an open-concept living space that is both stylish and functional. Kitchen highlights include, Elegant light cabinetry, expansive quartz island, striking bold backsplash, ample storage space with a butler's pantry and a high-end stainless steel appliance package including touch screen combo oven. Many other upgrades include, oversized garage with an 8ft door, dual-zone AC unit, underground sprinkler irrigation system, luxurious hydro massage jetted tub with LED lighting, spacious oversized shower with 10mm thick glass, large professionally built deck (valued at \$21K). Behind the drywall is sound dampening insulation also installed behind TVs. Windows are Triple-pane for enhanced energy efficiency. Floor-to-ceiling rock fireplace with a recessed area for Tv, enclosed dog run on the side of the house for dog lovers. Also, vaulted ceilings in the master bedroom and tray ceilings in the bonus room, 9ft ceilings on both the main and lower levels, extra high windows for abundant natural light, and the list goes on!! The kitchen flows seamlessly into a spacious dining area, enhanced by sliding doors that lead to the yard, allowing for an abundance of natural light. The living room is bright and inviting, featuring large windows and a gas fireplace with a stunning tile. Upstairs, the generous master bedroom is flooded with warm light and includes a luxurious 5-piece en-suite bathroom. The en-suite features a large soaker tub, dual sinks, quartz countertops, and elegant wall tile. The second floor also hosts two additional bedrooms, a laundry room, an inviting bonus room, and another 5-piece bath. Enjoy the large, NE-facing backyard complete with a gas hook-up, perfect for outdoor gatherings and entertainment. Additionally, this home includes a must see finished basement providing convenience and comfort. THIS IS A MUST SEE! Call your favourite realtor for a showing today!!

Inclusions:
 Property Listed By:

None
CIR Realty

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

















