



THE
A-TEAM

**RE/MAX
FIRST**

331 LEGACY Circle, Calgary T2X 0X8

MLS®#: **A2192287**

Area: **Legacy**

Listing Date: **02/06/25**

List Price: **\$929,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 21-Feb**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,803 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,552**

Low Sqft:

Ttl Sqft: **2,552**

DOM

15

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Standard Shaped Lot, Street Lighting**

Park Feat: **Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Oven, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`2" x 5`1"
Kitchen	Main	12`6" x 14`3"
Mud Room	Main	6`7" x 10`9"
4pc Bathroom	Second	10`0" x 4`10"
Bedroom	Second	12`8" x 9`11"
Bedroom	Second	12`8" x 9`11"
Laundry	Second	12`8" x 5`10"

Room	Level	Dimensions
Dining Room	Main	12`6" x 11`7"
Living Room	Main	14`6" x 14`9"
Office	Main	9`11" x 9`6"
5pc Ensuite bath	Second	12`7" x 15`5"
Bedroom	Second	10`0" x 12`11"
Family Room	Second	13`11" x 12`7"
Bedroom - Primary	Second	14`0" x 15`1"

Walk-In Closet

Second

9`3" x 7`9"

Other
Legal/Tax/Financial

Basement

25`9" x 44`10"

Title:
Fee Simple
Legal Desc:

2111019

Zoning:
R-G

Remarks

Pub Rmks: **This exceptional luxury residence has over \$100,000 in upgrades and is perfect for those who appreciate the finer details. Set on one of the largest lots in the neighbourhood, this home offers ample space and high-end features that elevate everyday living. With 2,574 square feet of above-grade living space, this two-story home is designed to offer both comfort and elegance. The main level greets you with a bright and open floor plan, highlighted by a cozy gas fireplace in the open-to-above great room, framed by large windows that fill the space with natural light. The chef's kitchen is a true standout, complete with a gas range, custom hood fan, pristine white cabinetry, a large island, and a spacious walk-through pantry — a perfect setup for entertaining. The main floor also features an impressive home office, and a fabulous mudroom. Upstairs, you'll find four spacious rooms, including the luxurious master bedroom, which boasts a 5-piece ensuite and a large walk-in closet. The upper floor also includes a large bonus room for lounging, three additional spacious bedrooms with massive closets, a 4-piece main bathroom with a dual vanity, and a dedicated laundry room. For car enthusiasts or those who need extra space, the oversized double garage features an epoxy floor and offers enough room for a full-size double cab truck. Enjoy relaxing on your large rear deck, ideal for unwinding after a long day. Located in one of Calgary's most desirable communities, Legacy, this home offers easy access to nearby walking paths, as well as a range of amenities, including schools, a community garden, and endless shopping and dining options at Township Shopping Centre or Shawnessy Shopping Centre. Make 331 Legacy Circle SE your new home — a true blend of luxury, convenience, and style.**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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







