



THE
A-TEAM

**RE/MAX
FIRST**

252 LEGACY GLEN Parade, Calgary T2X 5Z6

MLS®#: **A2192764**

Area: **Legacy**

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

List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,589

Year Built:

2025

Low Sqft:

Ttl Sqft:

1,589

Lot Information

Lot Sz Ar:

2,888 sqft

Lot Shape:

DOM

16

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Front Yard,Street Lighting

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Forced Air,Humidity Control**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Cement Fiber Board,Stone,Wood Frame

Flooring:

Carpet,Vinyl,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **See Remarks**

Int Feat: **Bathroom Rough-in,Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`8" x 9`10"	Great Room	Main	14`0" x 10`2"
Dining Room	Main	13`6" x 9`0"	2pc Bathroom	Main	5`0" x 5`4"
Bedroom - Primary	Second	11`0" x 13`2"	Bonus Room	Second	9`0" x 10`0"
Bedroom	Second	10`4" x 9`4"	Bedroom	Second	10`4" x 9`4"

4pc Ensuite bath

Second

8`6" x 5`0"

4pc Bathroom

Second

8`6" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

241-1767

Zoning:
R2-M

Remarks

Pub Rmks: **THIS WONDERFUL HOME HAS "JUST STARTED FRAMING" AND WILL BE READY FOR MOVE-IN MAY/JUNE. *** THIS HOME BACKS ONTO A PARK AND IS JUST STEPS AWAY FROM NATURE! LOOK MASTER BUILDER has added a long list of upgrades to this amazing wide open model to ensure that you'll be thrilled with the final results on the possession day! Check and compare the included features : 7 ft. long kitchen island, a full length eating bar and 1" thick quartz countertop, 3 stylish pendant lights over the island, soft close cabinet doors and soft close drawers, two tone kitchen cabinets, "shaker styled" cabinet doors, a rough-in opening for a built-in microwave, a rough-in for future chimney hoodfan, spacious kitchen pantry, 36" high upper cabinets, stylish Blanco Silgranit kitchen sink with soap dispenser, 2 sets of pots and pans drawers (4 drawers), gasline for a gas stove, large great room with 50" wide fireplace, a fireplace mantle, an in-wall conduit for a TV above the fireplace mantle, white "Zebra Blinds" window coverings, Berkley modern interior doors that provide more sound reduction, sturdy satin nickel wire shelving, California knockdown textured ceilings throughout, exquisite QUEST XL Luxury Vinyl Plank flooring on the main floor, dignified vinyl tile to be installed in the upper bathrooms and laundry room, 4' wide staircase, 4' of black metal spindles , black door handles, black hinges and matte black bathroom hardware, upper floor laundry room, cozy 2nd floor bonus room, the ensuite has a quartz countertop with 2 undermount sinks and a 5' wide "TILED" ensuite shower (tiled to the ceiling), 1 row of tile above counters in upper bathrooms, bathroom vanities have a bottom drawer, the main bath tub has vinyl tile extended to the ceiling, energy saving "triple pane" windows, side entry door to basement, clean air filtration system(HRV), General Aire drip humidifier, 96% high efficiency 2 stage multi-speed furnace, 80 gal US hot water tank, SMART ECOBEE Thermostat with HRV control, 200 AMP electrical panel, 2 sewer backup valves, basement has plumbing rough-ins for a bathroom, laundry facilities and kitchen sink, 9 ft. foundation wall height, painted basement floor and stairs, soffit plug and switch, gasline for BBQ, elegant PRAIRIE styled front elevation with a double front garage and stone accenting, durable Hardie Board siding, attractive exposed aggregate driveway, 2 windows in basement and a \$500 front landscaping certificate! RMS measurements taken from Builder's blueprints. BE THE FIRST TO JUMP ON THIS GREAT OPPORTUNITY!**

Inclusions: **ZEBRA BLINDS window coverings (not on doors, stairwell window and not in basement), \$5000 allowance for kitchen appliances at Trail Appliances, \$500 certificate for front yard landscaping.**

Property Listed By: **MaxWell Canyon Creek**

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

VISTA 20'

HOME# LG-0369C
252 LEGACY GLEN PARAGE SE
MAIN FLOOR - 720 SQ. FT.



MAIN FLOOR

VISTA 20'

HOME# LG-0369C
252 LEGACY GLEN PARAGE SE
UPPER FLOOR - 869.33 SQ. FT.



UPPER FLOOR















