



THE
A-TEAM

**RE/MAX
FIRST**

215 LEGACY Mount, Calgary T2X 2G7

MLS®#: **A2197666** Area: **Legacy** Listing Date: **02/28/25** List Price: **\$1,549,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **6,329 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,918**
 Low Sqft:
 Ttl Sqft: **2,918**

DOM

9
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat:

Backs on to Park/Green Space,Environmental Reserve,Landscaped,Low Maintenance Landscape,No Neighbours Behind,Open Lot,Private,Rectangular Lot,Rock Outcropping,Street Lighting,Views,Wetlands Double Garage Attached

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Bookcases,Breakfast Bar,Built-in Features,Dry Bar,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	
Family Room	Main	57`5" x 40`2"
Kitchen	Main	50`0" x 30`4"
Mud Room	Main	30`11" x 32`0"
4pc Bathroom	Upper	
Bedroom - Primary	Upper	58`0" x 38`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	59`7" x 35`6"
Foyer	Main	20`9" x 24`1"
Living Room	Main	58`6" x 54`5"
Bedroom	Main	29`9" x 29`9"
5pc Ensuite bath	Upper	
Bedroom	Upper	34`2" x 50`10"

**Bedroom
Bonus Room**

**Upper
Upper**

**34`2" x 50`10"
59`4" x 50`10"**

**Laundry
Walk-In Closet**
Legal/Tax/Financial

**Upper
Upper**

**38`3" x 36`4"
51`1" x 21`1"**

Title:
Fee Simple
Legal Desc:

1712147

Zoning:
R-G

Remarks

Pub Rmks:

This spectacular 4 bedroom Morrison home in LEGACY ESTATES, backing onto an environmental reserve, offers breathtaking views that will truly captivate you! The Logan II (Two) model is an ideal layout for both everyday living and entertaining, and it couldn't be situated on a better lot in the highly desirable neighborhood of Legacy. This executive family home offers 2,900 Sq. Ft. of meticulously crafted air conditioned living space, featuring soaring ceilings, a full bathroom on the main floor with a bedroom, an elegant staircase, a walk-out basement, and an open-concept main floor with a double-attached garage. Upon entering, you'll immediately appreciate the custom hardwood floors that flow throughout the home. The open-concept dining room offers ample space to accommodate guests, with oversized windows that allow natural sunlight to pour into the home throughout the day. The grand living room features motorized blinds & curtains, a \$35,000 upgrade. The dream kitchen is fully upgraded with oversized ceiling-height cabinets, Quartz countertops, an extra-large island, wall ovens, a six-burner gas cooktop, a full-length backsplash, a full wet bar/butler's kitchen, and a walk-in pantry that opens into a separate mudroom. Upstairs, you'll find premium silk-laced carpet and an oversized master bedroom, a perfect retreat to unwind after a long day. The spa-like ensuite features a freestanding chromatherapy air tub with wall filler, a separate stand-up custom shower with brushed nickel showerheads, double vanities, and his-and-hers separate walk-in closets. The upstairs also includes two generously sized bedrooms, both with large walk-in closets, a beautiful four-piece bathroom, a spacious laundry room, and an oversized bonus room that's open to below. Located on one of the largest interior lots in Legacy, the professionally landscaped, low-maintenance backyard is perfect for relaxation and entertaining. An exposed aggregate patio from the walk-out basement leads to a large patio and an outdoor wood-burning fireplace, creating a welcoming oasis for garden parties or lazy summer evenings. With its unparalleled location, over \$100k in upgrades and landscaping costs, you truly can't build new for this price. Don't miss your opportunity to experience luxury living at its finest. Schedule your private viewing today and imagine the possibilities that await in this exceptional home!

Inclusions:
Property Listed By:

**Alarm System
RE/MAX Real Estate (Central)**

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











