

112 LEGACY GLEN Row, Calgary T2X 3Z1

MLS®#: **A2198085** Area: **Legacy** Listing Date: **02/28/25** List Price: **\$959,900**
 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: **3,767 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,105**
 Low Sqft:
 Ttl Sqft: **2,105**

DOM

9
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Landscaped,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **See Remarks**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Stone Counters,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`10" x 11`0"	2pc Bathroom	Main	4`11" x 5`2"
Mud Room	Main	5`8" x 4`4"	Den	Main	9`10" x 9`11"
Living Room	Main	15`0" x 12`7"	Dining Room	Main	9`6" x 11`0"
Kitchen	Main	12`10" x 8`9"	Pantry	Main	3`11" x 3`11"
Bedroom - Primary	Upper	15`11" x 12`0"	Walk-In Closet	Upper	8`5" x 6`1"
5pc Ensuite bath	Upper	11`5" x 12`4"	Bonus Room	Upper	10`10" x 11`11"

Laundry	Upper	8`10" x 5`10"	Bedroom	Upper	9`7" x 10`2"
4pc Bathroom	Upper	8`7" x 4`11"	Bedroom	Upper	9`7" x 9`10"
Bedroom	Upper	10`3" x 11`0"	Furnace/Utility Room	Basement	5`1" x 13`4"
4pc Bathroom	Basement	8`5" x 4`11"	Living Room	Basement	15`2" x 13`0"
Kitchenette	Basement	8`2" x 7`0"	Bedroom	Basement	11`4" x 9`7"
Bedroom	Basement	9`2" x 9`9"	Laundry	Basement	3`2" x 3`6"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **1612656**

Remarks

Pub Rmks: **OVER 2600SQ FT OF LIVEABLE SPACE, Nestled on a spacious lot, this exquisitely designed and impeccably maintained home offers the perfect blend of luxury, comfort, and functionality. With stunning upgrades, a thoughtfully designed layout, and premium finishes throughout, this home is truly a one of a kind gem! As you enter the home, the foyer is spacious, finished with lux tile flooring and leads into the main hall with mudroom & access to double attached garage + 2pc guest bath nicely tucked away. Further down the hall, you have a large office/den for work or study and side entrance for added accessibility. The main living areas are bright & open concept featuring soaring 9' ceilings and an expansive luxury kitchen with a central island, quartz countertops, custom cabinetry, huge pantry and high-end stainless steel appliances (fridge, wall oven, countertop stove, range hood fan & built-in dishwasher). The space is designed for both entertaining and everyday living, complemented by rich dark hardwood flooring throughout and leads to the cozy living room with elegant electric fireplace w/ floor-to-ceiling tile surround. Also just off the kitchen is a large dining room with huge window and patio door leading onto raised deck. Upstairs, the lavish primary retreat is a sanctuary of relaxation, with a huge walk-in closet (built-in custom shelving) & boasts a spa-inspired 5pc ensuite with a jetted tub, dual sink quartz vanity, standalone glass shower & lux tile flooring. 3 additional bright and spacious bedrooms, large bonus room with window, beautiful 4-piece bath, and well-sized laundry room (w/side-by-side washer & dryer + top shelf MDF wiring) nicely complete this level. The fully finished illegal basement adds even more versatility with a separate entrance and a private 2-bedroom, ideal as an in-law space, or extended family space. It includes a kitchenette with a fridge, stove, and microwave, plus separate laundry for added convenience. Outside, the fully fenced backyard is perfect for summer gatherings, complete with a gas line for your BBQ. The double attached garage provides ample parking and storage, adding to the home's incredible functionality. Additional upgrades include central air conditioning, recessed pot lighting, premium finishes, and plenty of extra windows for natural light. Ideally located close to top-rated schools, parks, shopping, and major roadways including Stoney, Macleod, and Deerfoot Trail, this exceptional home is a rare opportunity to own a truly luxurious and move-in-ready property in a highly sought-after neighborhood. Don't miss out & schedule your viewing today!**

Inclusions: **Main House: Refrigerator, Microwave, Hood Extractor, Electric Stove, Oven, Dishwasher, Washer & Dryer. Basement: Refrigerator & Electric Stove, Microwave. Basement; Refrigerator, Electric cooktop, OTR microwave, washer & Dryer**

Property Listed By: **URBAN-REALTY.ca**

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











