



THE
A-TEAM

**RE/MAX
FIRST**

36 LEGACY GLEN Green #36, Calgary T2X 4G6

MLS® #: **A2199767**

Area: **Legacy**

Listing Date: **03/06/25**

List Price: **\$910,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **4,962 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,294**
Low Sqft:
Ttl Sqft: **2,294**

DOM

8
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,Backs on to Park/Green Space**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

Construction: **Concrete,Unknown,Vinyl Siding,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Kitchen Island,Pantry,Quartz Counters,Separate Entrance,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>
-------------	--------------	-------------------	-------------	--------------	-------------------

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **1810726**

Zoning: **R-G**

Remarks

Pub Rmks:

LUXURY LIVING|LEGAL BASEMENT| (4+2) BEDROOMS| This exquisite custom-built family home has been an impeccably well-maintained house. This house offers 3,062.4 sq. ft. of thoughtfully designed living space, this property features 6 bedrooms, 3.5 baths, a Legally developed basement & double-car garage. The north-facing rear yard backs to a green space/walking path and boasts an abund****LUXURY LIVING | LEGALLY DEVELOPED BASEMENT | (4+2) BEDROOMS**** This exquisite custom-built family home has been impeccably maintained. Offering 3,062.4 sq. ft. of thoughtfully designed living space, this property features 6 bedrooms, 3.5 baths, a legally developed basement, and a double-car garage. The north-facing rear yard backs onto a green space and walking path, providing an abundance of natural light while ensuring your privacy. The entrance of the home greets you with a stunning double-door feature. The main floor boasts 9-foot ceilings with a grand 2-storey family room, upgraded luxury vinyl plank flooring, a custom concrete finish that extends to the ceiling, and an impressive chef-inspired kitchen equipped with quartz countertops, a gas range with oven, a walkthrough pantry, and extended-height cabinets. This level also includes a private den and a spacious mudroom. On the second floor, you'll find a generous bonus room, a large primary bedroom, and 3 additional spacious bedrooms, each with walk-in closets. The main bathroom features dual sinks, and there's a separate laundry room area for an abundance of natural light while preserving your privacy. The WOW factor greets you throughout this home, The House welcomes you with a double-door entrance. The main floor features 9' ceilings w/grand 2-storey family room, upgraded luxury vinyl plank flooring, with custom concrete finish extended to the ceiling and an impressive chef-inspired kitchen featuring quartz countertops, gas range with oven, walkthrough pantry and extended height cabinets. Complete with a private main floor den & spacious mud room area. The second floor boasts a spacious Bonus room & large primary bedroom, 3 generous additional bedrooms with walk-in closets, a 5-piece main bathroom w/dual sinks and a separate laundry room area. The legally developed basement is complete with a spacious family/games room, 2 bedroom w/walk-in closet, 3-piece bathroom and loads of storage space. The exterior of the home is finished with w/Vinyl siding, a concrete patio. An ideal property for those with a young or growing family, this amazing home is conveniently located within walking distance to area schools (including the new Legacy K-9 school) parks/playgrounds, walking/bike paths, several shops & restaurants, Legacy Pond and 300 acres of protected green space and forest. Enjoy the peaceful neighborhood, while still being close to all the necessary amenities. Don't miss out on this incredible opportunity to own a home that truly has it all! *Contact us today to schedule a showing and experience this exceptional property firsthand.

Inclusions:

Property Listed By:

na

URBAN-REALTY.ca

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











