



THE
A-TEAM

**RE/MAX
FIRST**

89 LEGACY Green, Calgary T2X0X6

MLS® #: **A2208627**

Area: **Legacy**

Listing Date: **04/03/25**

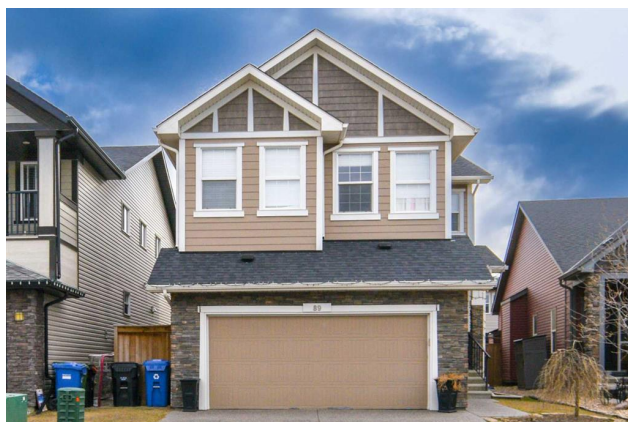
List Price: **\$824,999**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 13-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **4,316 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,497**
Low Sqft:
Ttl Sqft: **2,497**

DOM

20

Layout

Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Pantry,Vaulted Ceiling(s),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>
Den	Main	9`7" x 10`0"	Living Room	Main	13`7" x 14`11"
Kitchen	Main	17`4" x 15`1"	Dining Room	Main	11`7" x 13`2"
2pc Bathroom	Main	5`5" x 5`0"	Bedroom - Primary	Upper	13`2" x 15`2"
Laundry	Upper	6`2" x 6`9"	Family Room	Upper	14`6" x 16`1"
Bedroom	Upper	9`10" x 13`10"	Bedroom	Upper	11`7" x 10`11"
Bedroom	Upper	9`10" x 13`4"	5pc Ensuite bath	Upper	11`7" x 10`5"
4pc Bathroom	Upper	10`3" x 8`1"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

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Remarks

Pub Rmks:

LOCATION ALERT! Welcome to this beautifully designed, upgraded 2 story house in the most desirable community of LEGACY. Meters away from the ponds and walkways, this 4-bedroom house is one of a kind. Gleaming hardwood floor, a cozy gas fireplace with maple columns and striking stonework makes up the spacious living room. Natural light flows throughout this room via large windows with Hunter Douglas blinds and a 9 ft ceiling. The kitchen with granite countertops includes high end SS appliances, pot lights, elongated upper kitchen cabinets, a walk-in pantry as well as an island. A den/office, dining area along with a 2pc bath completes the main floor. Carpeted stairs with a maple iron railing leads to the upper level, where you will find a spacious family room with a vaulted ceiling and 3 decent-sized bedrooms that share a 4pc bathroom. The master retreat has its own 5pc bath En-suite and a huge walk-in closet. A laundry room is also conveniently located at this level. The house has hardwood flooring on both levels and tiles in all wet areas. The unfinished basement, with a 9 ft ceiling, 2 windows and a washroom rough-in is awaiting your creative ideas. The fenced backyard is beautifully landscaped with a two-tiered deck and a huge, attached garage with exposed aggregate driveway. A central air conditioning unit makes those hot summer days very lively. The community of Legacy has amazing walk ability with 15 km of scenic pathways winding through the development, past serene ponds, playgrounds, open green spaces and is along the ridge of the vast 300-acre environmental reserve which provides year-round recreational opportunities for residents. With quick access to All Saints High school, shopping plazas, Stoney Trail, Deerfoot Trail as well as the new South Calgary Health Campus, this house is sure to impress. NEW FURNACE 2024, REFRIGERATOR 2022, WASHER/DRYER 2023, DISHWASHER 2025, OVER THE RANGE MICROWAVE 2024.

Inclusions:
Property Listed By:

N/A
URBAN-REALTY.ca

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

