



# 264 Legacy Glen Parade Calgary Alberta

\$593,098

QUICK POSSESSION \* 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 : 8 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, 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), large great room with 50" wide fireplace, a fireplace mantle, an in-wall conduit for a TV above the fireplace mantle, 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, wide staircase to the upper floor, 8' 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 ensuite shower, 1 row of tile above counters in upper bathrooms, bathroom vanities have a bottom drawer, the main bath tub and ensuite shower have 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 a bar sin...

Primary Bedroom 11.00 Ft x 13.17 Ft  
 Bonus Room 9.00 Ft x 10.00 Ft  
 Bedroom 10.33 Ft x 9.33 Ft  
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 4pc Bathroom 8.50 Ft x 5.00 Ft

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 Kitchen 13.67 Ft x 9.83 Ft  
 Great room 14.00 Ft x 10.17 Ft  
 Dining room 13.50 Ft x 9.00 Ft  
 2pc Bathroom 5.00 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

**RE/MAX Realty Professionals**

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