

# \$649,900 - 87 Legacy Reach Court Se, Calgary

MLS® #A2195231

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,755 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

GST IS INCLUDED IN THE PRICE \* LOOK MASTER BUILDER has added a long list of Builder upgrades to this amazing wide open WALKOUT BASEMENT HOME to ensure that you'll be thrilled with the final results on the possession day! Check and compare the standard features : 8 ft. long kitchen island that has 8 drawers (2 pots and pans and 6 cutlery) and 4 doors - 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, "shaker styled" cabinet doors, cabinets roughed-in for a built-in microwave, chimney hood fan rough-in, spacious kitchen pantry, 36" high upper cabinets, stylish Blanco Silgranit kitchen sink with soap dispenser, gasline for a gas stove, 7' wide kitchen window, large great room with 50" wide fireplace, a fireplace mantle, an in-wall conduit for a TV above the fireplace mantle, white "Zebra Blinds" window coverings, 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, 4' wide staircase to the upper floor, 16' of black metal spindles from main floor to upper floor, black door handles, black hinges and matte black bathroom hardware, large 36 sf. laundry room, 6.76' long ensuite quartz countertop with 2 undermount sinks,



free standing ensuite tub, 5' wide "TILED"  
ensuite shower (tiled to the ceiling) 1 row of tile  
above counters in upper bathrooms, bathroom  
vanities have a bottom drawer, the main bath  
tub has vinyl tile extended to the ceiling, the  
mudroom has a built-in bench and coat hooks  
unit, triple pane windows, full width front  
veranda, clean air filtration system(HRV),  
General Aire drip humidifier, 96% high  
efficiency 2 stage multi-speed furnace, 80 gal  
US hot water tank, ECOBEE SMART  
Thermostat with HRV control, 200 AMP  
electrical panel, 2 sewer backup valves,  
basement has plumbing rough-ins for a  
bathroom, laundry facilities and kitchen sink, 9  
ft. foundation wall height, painted basement  
floor and stairs, soffit plug and switch, gasline  
for BBQ, elegant Prairie front elevation with  
tons of stone accenting and a \$500 front  
landscaping certificate! A finished version of  
this model can be viewed upon request. RMS  
measurements taken from Builder's blueprints.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2195231    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,755       |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 87 Legacy Reach Court Se |
| Subdivision | Legacy                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 5V2                  |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |
| # of Garages   | 2           |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Break<br>Kitchen Island, Low Flow I<br>Smoking Home, Open Floor<br>Entrance, Soaking Tub, Walk |
|-------------------|-------------------------------------------------------------------------------------------------------------------|

|            |             |
|------------|-------------|
| Appliances | See Remarks |
|------------|-------------|

|         |                                                            |
|---------|------------------------------------------------------------|
| Heating | High Efficiency, Forced Air, Humidity Control, Natural Gas |
|---------|------------------------------------------------------------|

|         |      |
|---------|------|
| Cooling | None |
|---------|------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

|            |                              |
|------------|------------------------------|
| Fireplaces | Electric, Great Room, Mantle |
|------------|------------------------------|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                                            |
|----------|--------------------------------------------|
| Basement | Exterior Entry, Full, Unfinished, Walk-Out |
|----------|--------------------------------------------|

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
|-------------------|----------------------------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Back Lane, Back Yard, Rectangular Lot |
|-----------------|---------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
|--------------|---------------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

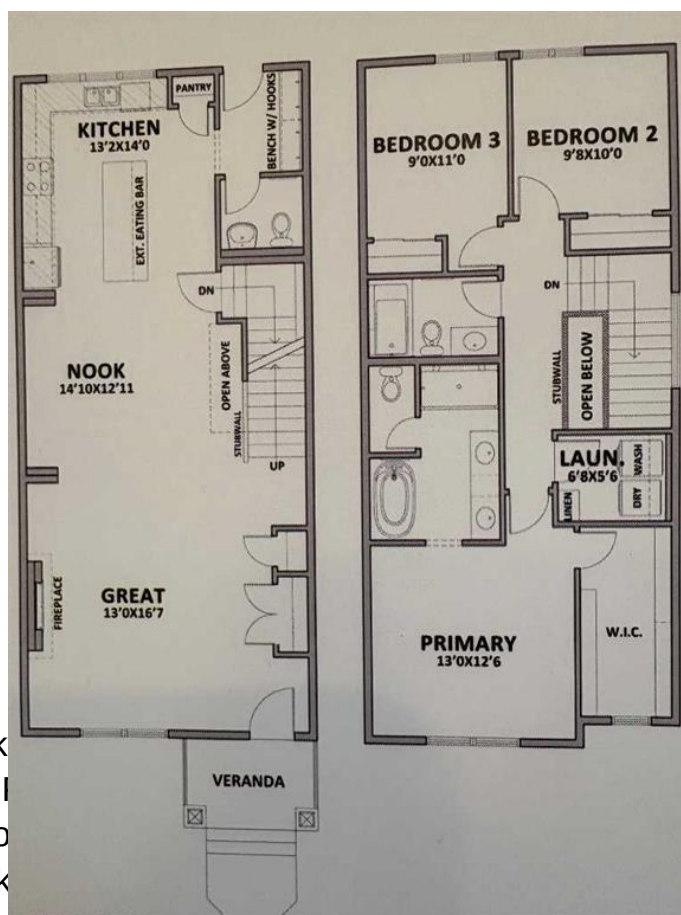
### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | February 18th, 2025 |
|-------------|---------------------|

|                |    |
|----------------|----|
| Days on Market | 74 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | R-1N |
|--------|------|

|          |    |
|----------|----|
| HOA Fees | 65 |
|----------|----|



HOA Fees Freq.     ANN

**Listing Details**

Listing Office             MaxWell Canyon Creek

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