

# \$673,680 - 87 Legacy Reach Court Se, Calgary

MLS® #A2195231

**\$673,680**

3 Bedroom, 3.00 Bathroom, 1,755 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

ASK ABOUT OUR SPRING PROMOTIONS! HOME IS ABOUT TO START CONSTRUCTION. \*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	\$673,680
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 Kitchen Island, Low Flow I Smoking Home, Open Floor Entrance, Soaking Tub, Walk-In Closet(s)
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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	60
Zoning	R-1N



HOA Fees	65
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Canyon Creek
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