

\$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

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

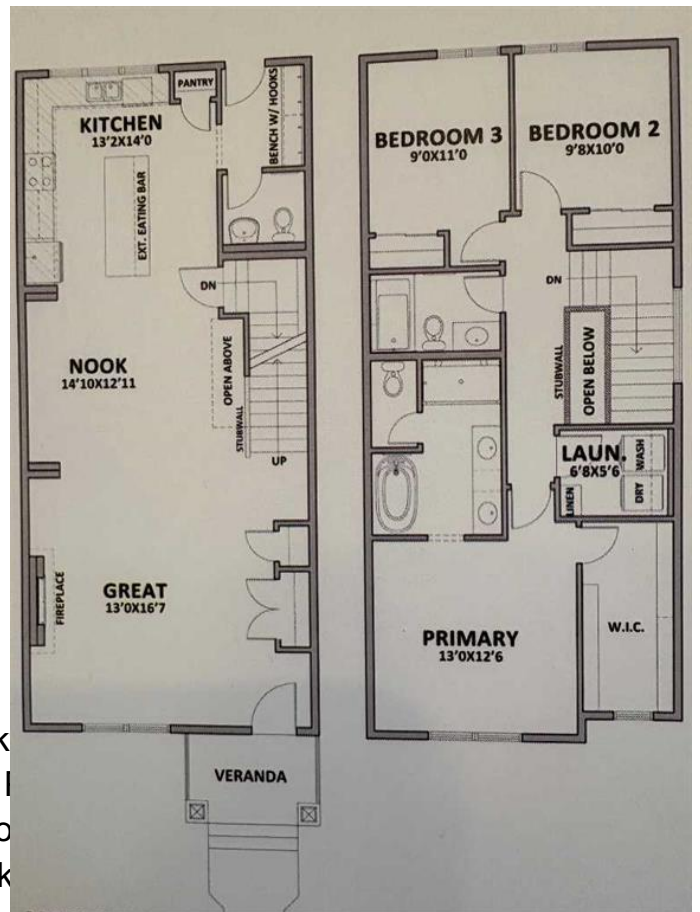
Appliances See Remarks
 Heating High Efficiency, Forced Air, Humidity Control, Natural Gas
 Cooling None
 Fireplace Yes
 # of Fireplaces 1
 Fireplaces Electric, Great Room, Mantle
 Has Basement Yes
 Basement Full, Unfinished, Walk-Out, Exterior Entry

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 22
 Zoning R-1N
 HOA Fees 65



HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.