

# \$624,900 - 19 Legacy Reach Court Se, Calgary

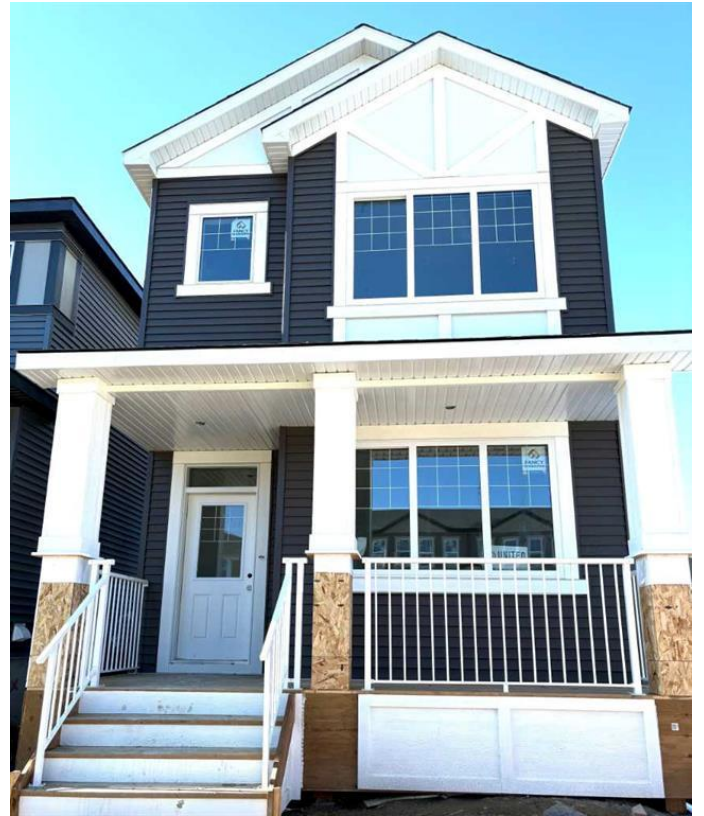
MLS® #A2199695

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,650 sqft  
Residential on 0.06 Acres

Legacy, Calgary, Alberta

\* HUGE GREAT ROOM \* SPACIOUS KITCHEN AND DINING AREA \* LARGE PRIMARY BEDROOM THAT HAS 10 FT. HIGH CEILINGS \* PRIVATE SPARE BEDROOMS LOCATION WITH OWN RECREATION AREA \* LOOK MASTER BUILDER has added a long list of Builder upgrades to this MODERN 4 level split 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, 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, 1 set of pots and pans drawers (2 drawers), stylish Blanco Silgranit kitchen sink with soap dispenser, gasline for a gas stove, 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, dignified vinyl tile to be installed in the upper bathrooms and laundry room, 9 ft. of black metal spindles, black door handles, black hinges and matte black bathroom



hardware, large laundry area, 6.5 ft long ensuite quartz countertop with 2 undermount sinks, 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, 9 ft. foundation wall height, painted basement floor and stairs, undeveloped basement but there's space for a 4th bathroom, a 4th bedroom and a recreation room, 100 sf rear deck, soffit plug and switch, gasline for BBQ, elegant TUDOR front elevation with tons of stone accenting and a \$500 front landscaping certificate! RMS measurements taken from Builder's blueprints.

Built in 2025

### **Essential Information**

MLS® #	A2199695
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,650
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address 19 Legacy Reach Court Se  
Subdivision Legacy  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2X 5V4

### Amenities

Amenities None  
Parking Spaces 2  
Parking Parking Pad

### Interior

Interior Features Bathroom Rough-in, Break  
Kitchen Island, Low Flow I  
Smoking Home, Open Floor  
Entrance, Walk-In Closet(s)

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

### Exterior

Exterior Features BBQ gas line, Private Yard  
Lot Description Back Lane, Back Yard  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 6th, 2025  
Days on Market 7  
Zoning R-1  
HOA Fees 65  
HOA Fees Freq. ANN



## Listing Details

Listing Office

MaxWell Canyon Creek

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. 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.