# \$577,900 - 87 Legacy Reach Court Se, Calgary

MLS® #A2195231

### \$577,900

3 Bedroom, 3.00 Bathroom, 1,755 sqft Residential on 0.06 Acres

Legacy, Calgary, Alberta

HOME HAS JUST BEEN COMPLETED AS OF NOVEMBER 9th \*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! RMS measurements taken from Builder's blueprints.

#### Built in 2025

#### **Essential Information**

MLS® # A2195231
Price \$577,900
Bedrooms 3

Bathrooms 3.00 Full Baths 2

Half Baths 1

Square Footage 1,755 Acres 0.06 Year Built 2025

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 Open Floorplan, Bathroom Rough-in, Breakfast Bar, Double Vanity, High

Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Separate

Entrance, Walk-In Closet(s)

Appliances Refrigerator, Dishwasher, Electric Stove, Microwave, Range Hood,

Washer/Dryer

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

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Great Room, Mantle

Has Basement Yes Basement Full

### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Wood Frame, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 18th, 2025

Days on Market 268
Zoning R-1N

HOA Fees Freq. ANN

# **Listing Details**

Listing Office MaxWell Canyon Creek

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