

# \$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)

Appliances See Remarks  
Heating High Efficiency, Forced Air, Humidity Control, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Mantle, Great Room  
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 45  
Zoning R-1N



|                |     |
|----------------|-----|
| HOA Fees       | 65  |
| HOA Fees Freq. | ANN |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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