

\$599,900 - 87 Legacy Reach Court Se, Calgary

MLS® #A2195231

\$599,900

3 Bedroom, 3.00 Bathroom, 1,755 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

HOME IS UNDER CONSTRUCTION -

OCTOBER 28th

COMPLETION/POSSESSION DAY **OPEN

HOUSE THIS SATURDAY AND SUNDAY

FROM 12:30 - 4:30 PM. *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	\$599,900
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

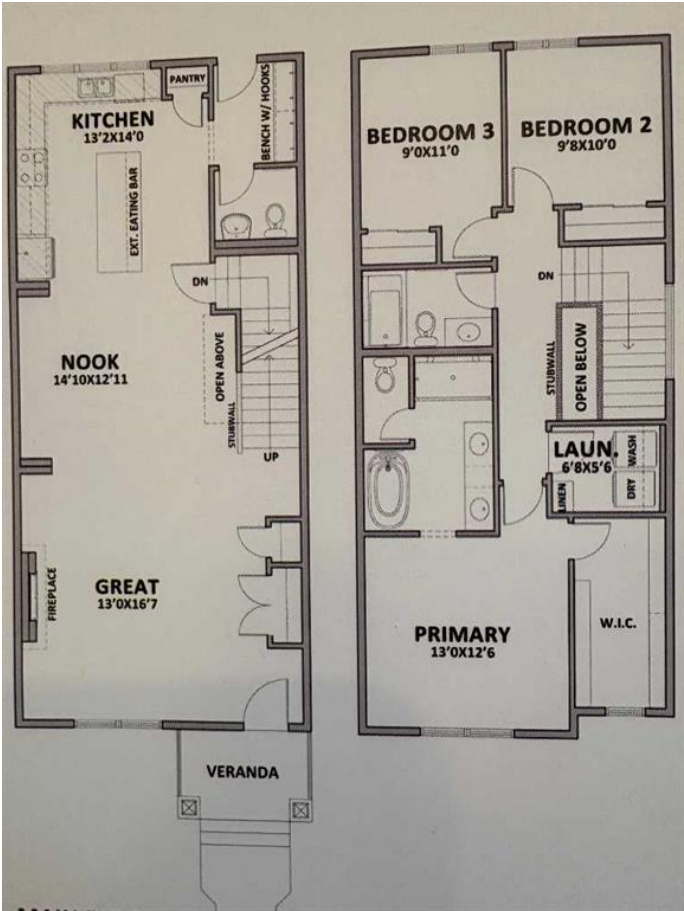
Interior Features Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Separate Entrance, Walk-In Closet(s)
Appliances See Remarks
Heating Forced Air, High Efficiency, 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	200
Zoning	R-1N
HOA Fees	65
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
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