

# \$673,679 - 87 Legacy Reach Court Se, Calgary

MLS® #A2195231

**\$673,679**

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

Legacy, Calgary, Alberta

GST IS INCLUDED IN THE PRICE \* 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	\$673,679
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

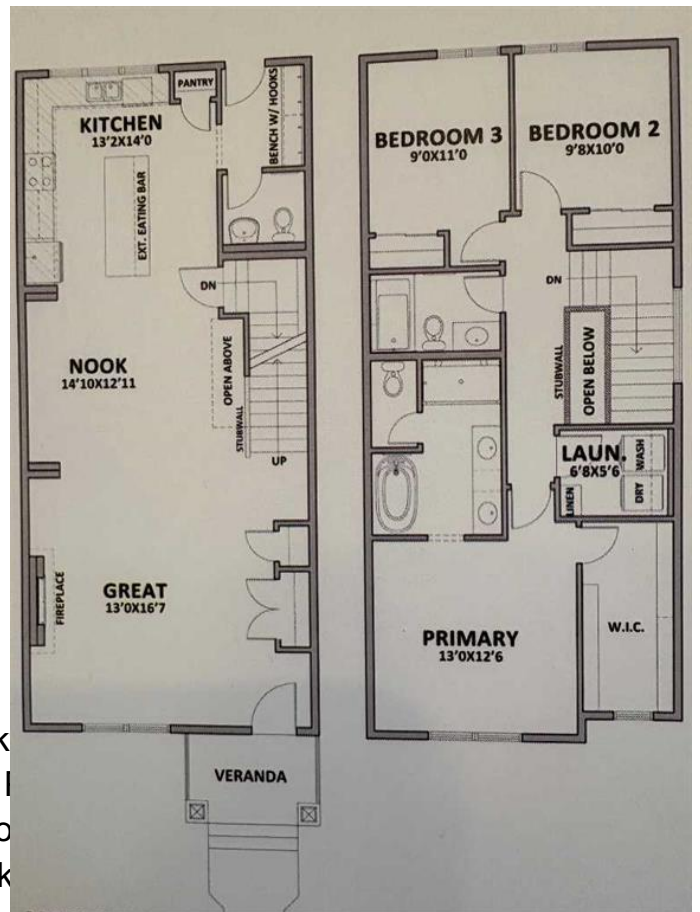
Appliances See Remarks  
 Heating High Efficiency, Forced Air, Humidity Control, Natural Gas  
 Cooling None  
 Fireplace Yes  
 # of Fireplaces 1  
 Fireplaces Electric, Mantle, Great Room  
 Has Basement Yes  
 Basement Exterior Entry, Full, Unfinished, Walk-Out

**Exterior**

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

**Additional Information**

Date Listed February 18th, 2025  
 Days on Market 64  
 Zoning R-1N  
 HOA Fees 65



HOA Fees Freq. ANN

## **Listing Details**

Listing Office MaxWell Canyon Creek

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