

# \$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 48  
Zoning R-1N



HOA Fees	65
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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