

# \$648,724 - 79 Legacy Reach Court Se, Calgary

MLS® #A2193430

**\$648,724**

3 Bedroom, 3.00 Bathroom, 1,625 sqft  
Residential on 0.07 Acres

Legacy, Calgary, Alberta

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 : 6 ft. long kitchen island, 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, 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, wide staircase to the upper floor, 7 ft. of black metal spindles, black door handles, black hinges and matte black bathroom hardware, large laundry area, 6 ft long ensuite quartz countertop with 2 undermount sinks, 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 ARTS AND CRAFTS front elevation with tons of stone accenting and a \$500 front landscaping certificate! A finished version of this model can be viewed. RMS measurements taken from Builder's blueprints.

Built in 2025

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2193430    |
| Price          | \$648,724   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,625       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 79 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 |

### **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, Separate Entrance, 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, Great Room, Mantle   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished, Walk-Out   |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, Private Yard      |
| Lot Description   | Back Lane, Back Yard            |
| 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-1                 |
| HOA Fees       | 65                  |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

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

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