



THE
A-TEAM

**RE/MAX
FIRST**

156 LEGACY REACH Park, Calgary T2X 5C5

MLS®#: **A2113407**

Area: **Legacy**

Listing Date: **03/08/24**

List Price: **\$810,276**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,481 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,462**

Low Sqft:

Ttl Sqft: **2,462**

DOM

72

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Level,Street Lighting**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Cement Fiber Board,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Smart Home,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	11`9" x 15`0"
Dining Room	Main	11`6" x 13`3"
Bedroom - Primary	Upper	13`3" x 15`3"
Bedroom	Upper	11`6" x 9`9"
5pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	13`6" x 11`3"

Room	Level	Dimensions
Office	Main	9`0" x 10`0"
Great Room	Main	13`6" x 14`11"
5pc Ensuite bath	Upper	11`6" x 10`5"
Bedroom	Upper	11`6" x 10`0"
Bonus Room	Upper	13`3" x 15`11"
Laundry	Upper	6`3" x 5`9"

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

TBD

Remarks

Pub Rmks: **Introducing The Pierce by Sterling Homes Calgary—where luxury and functionality converge. You will be greeted by 9' ceilings on both the main floor and basement, adding a touch of elegance to the space. The main floor features a flex room, ideal for a home office and luxury vinyl planking (LVP) throughout. The full width tiled electric fireplace is a beautiful focal point in the spacious great room, perfect for cozy nights with loved ones. The peninsula style kitchen is a true chef's dream, complete with granite/quartz countertops with undermount sinks throughout, and upgraded appliances. The paint grade railings lead upstairs where you'll find a luxurious 5-piece ensuite in the primary bedroom, complete with a soaker tub, dual sinks, and a shower with a fiberglass base, tiled walls, and a barn-style sliding door. This home also features three additional bedrooms, and a spacious bonus room with a vaulted ceiling. *Photos are representative***

Inclusions:
Property Listed By:

N/A
Bode Platform Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





