



THE
A-TEAM

**RE/MAX
FIRST**

42 LEGACY REACH Park, Calgary T2X0X6

MLS®#: **A2122677**

Area: **Legacy**

Listing Date: **04/15/24**

List Price: **\$809,000**

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: **3,276 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,067**

Low Sqft:

Ttl Sqft: **2,067**

DOM

34

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Nook	Main	12`1" x 10`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	12`6" x 10`0"
Bedroom	Basement	10`2" x 10`5"
Game Room	Basement	12`8" x 14`6"

Room	Level	Dimensions
Great Room	Main	13`0" x 15`0"
Bedroom - Primary	Upper	13`0" x 14`0"
Bonus Room	Upper	15`5" x 12`11"
Bedroom	Upper	10`2" x 10`0"
4pc Bathroom	Basement	
Bedroom	Basement	9`0" x 10`5"

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2310253

Remarks

Pub Rmks:

Welcome to the Trico Homes Oxford 2 in Legacy! This 2067 sq ft home boasts a 608 sq ft 2-bedroom legal basement suite (subject to municipal/city compliance and approvals). The main floor features an open concept layout with a walk-through mudroom leading to a spacious pantry, a stylish kitchen island, and an inviting living room with an electric fireplace. Upstairs, the primary bedroom offers an upgraded 5-piece ensuite and a walk in closet, while three additional bedrooms (each with walk-in closets), a laundry room and bonus room complete the upper level. The fully developed legal basement legal suite (subject to municipal/city compliance and approvals) includes two bedrooms, a kitchen, and a living space with two furnaces, soundproofing, and a separate side entrance. Outside, a southeast-facing backyard and double attached front garage add convenience and charm to this modern home. *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

