



THE
A-TEAM

**RE/MAX
FIRST**

38 LEGACY REACH Park, Calgary T2X0X6

MLS® #: **A2123106**

Area: **Legacy**

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

List Price: **\$749,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 16-May**

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: **2,087**
Low Sqft:
Ttl Sqft: **2,087**

DOM

34

Layout

Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **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 |
|------------------|-------|---------------|
| 3pc Bathroom | Main | 0`0" x 0`0" |
| Nook | Main | 11`0" x 10`0" |
| 5pc Ensuite bath | Upper | 0`0" x 0`0" |
| 4pc Bathroom | Upper | 0`0" x 0`0" |
| Bedroom | Upper | 11`6" x 10`0" |

| Room | Level | Dimensions |
|-------------------|-------|---------------|
| Great Room | Main | 13`0" x 16`5" |
| Bedroom - Primary | Upper | 14`0" x 14`0" |
| Bonus Room | Upper | 15`0" x 13`5" |
| Bedroom | Upper | 11`2" x 10`0" |
| Other | Main | 11`7" x 9`6" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310253

Zoning:
TBD

Remarks

Pub Rmks: **Welcome to the Trico Homes Braxton nestled in the picturesque neighborhood of Legacy! This stunning 2070 sq ft residence offers an inviting open-concept design that seamlessly blends modern elegance with functional living. As you step inside, you're greeted by a spacious main floor adorned with natural light, where a sprawling flex room awaits, perfect for a home office or guest room, accompanied by a full bathroom. The kitchen stands as the focal point, boasting a large island that provides ample prep space. A spice kitchen awaits, offering supplementary cooking space! Ascending to the second floor, discover three generously sized bedrooms, providing ample space for relaxation and privacy. A central bonus room adds an additional layer of versatility. Indulge in luxury within the upgraded ensuite, boasting contemporary fixtures and finishes, creating a serene retreat to rejuvenate mind and body. *Photos are representative***

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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

