



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**40 LEGACY REACH Manor, Calgary T2X 2C3**

MLS®#: **A2140697**

Area: **Legacy**

Listing Date: **06/20/24**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar: **2,777 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,513**  
Low Sqft:  
Ttl Sqft: **1,513**

DOM

**12**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level,Street Lighting,Rectangular Lot,Zero Lot Line**  
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 12`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 10`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 12`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>7`7" x 4`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`11" x 16`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 14`6"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>9`3" x 5`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`2" x 4`11"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**1511523**

Remarks

Pub Rmks:

**Welcome to your dream home in the family-friendly community of Legacy! This stunning 3-bedroom residence offers a blend of comfort, style, and functionality across 1,500 sq. ft. of living space, making it perfect for families, first-time homebuyers, downsizers and executives alike. As you enter the home, you're greeted by a spacious open-concept living area with 9-foot ceilings, creating an airy and inviting atmosphere. Expansive windows fill the living room with natural light, seamlessly connecting it to the dining room and gourmet kitchen. The kitchen is a chef's delight, featuring elegant wood grain cabinets, sleek stainless-steel appliances, modern marble backsplash, a large kitchen island, and beautiful quartz countertops, making it ideal for family meals and entertaining guests. Upstairs, the primary bedroom offers a true retreat with a large walk-in closet and a private ensuite, providing both comfort and privacy. The upper level also includes a conveniently located laundry room to help make wash day a breeze, along with two additional bedrooms that can serve as kid's rooms, guest rooms, or home offices. The basement, though currently unfinished, presents a fantastic opportunity to customize the space to your liking, whether you envision a recreation room, home theatre, or personal gym. Outside, the large, fenced backyard provides an oasis for relaxation and entertainment. The east-facing backyard ensures plenty of morning sunlight, while the spacious wooden deck is perfect for hosting gatherings during the warmer months. This home includes an attached single-car garage ensuring your vehicle stays warm & secure all year long. Built in 2016, this home is relatively new and has been impeccably cared for, giving you peace of mind. Located on a quiet street, this home offers a safe environment with minimal traffic, ideal for families with children. Legacy is a vibrant community with picturesque ponds and walking paths, perfect for enjoying the outdoors. The property is within a half block to a new school currently under construction, a quick drive to All Saints High School, close to local amenities and restaurants and easy access to walking and bike paths on the ridge, providing convenience and a strong sense of community. Don't miss this opportunity to make this beautiful home yours. Contact us today to schedule a viewing and discover all the features that make this property a fantastic place to live.**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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









