



THE
A-TEAM

**RE/MAX
FIRST**

50 LEGACY REACH Park, Calgary T2X 0X6

MLS® #: **A2144995** Area: **Legacy** Listing Date: **06/26/24** List Price: **\$789,900**
 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: **3,268 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,300**
 Low Sqft:
 Ttl Sqft: **2,300**

DOM

11
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Electric Cooktop,Microwave,Washer**
 Int Feat: **Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 9`0"
Dining Room	Main	10`6" x 11`6"
Living Room	Main	12`7" x 15`0"
4pc Bathroom	Upper	5`9" x 9`9"
Bedroom - Primary	Upper	12`9" x 15`3"
Bedroom	Upper	10`6" x 11`7"
Laundry	Upper	6`5" x 5`11"

Room	Level	Dimensions
Bedroom	Main	9`2" x 10`0"
Kitchen	Main	13`5" x 14`5"
Pantry	Main	9`1" x 7`10"
5pc Ensuite bath	Upper	10`0" x 11`9"
Bedroom	Upper	12`4" x 13`7"
Bonus Room	Upper	15`11" x 15`6"
Walk-In Closet	Upper	9`11" x 6`2"

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2310253

Remarks

Pub Rmks: **#4 BEDROOM# SIDE ENTRANCE# FRONT ATTACH DOUBLE GARAGE# BONUS ROOM# EXECUTIVE KITCHEN # MAIN BEDROOM & FULL WASHROOM#Welcome to your dream home! This property exudes elegance with its 9' knockdown ceilings, creating a spacious feel. The kitchen is a chef's delight, equipped with a chimney hood fan, built-in microwave, and a range gas line. Modern conveniences like a waterline to the fridge enhance everyday living. The main floor offers a bedroom and a full bathroom, ideal for guests. Stay cozy by the electric fireplace framed with a paint grade mantel. The paint grade railings with iron spindles add a touch of sophistication. The kitchen showcases quartz countertops, undermount sinks, and high-end appliances. The master bedroom is a sanctuary, featuring a 5-piece ensuite with dual sinks, soaker tub, and a shower enclosed by a sliding glass barn door. With a side entrance, this home offers flexibility and accessibility. Don't miss your chance to own this blend of modern luxury and thoughtful design - your perfect home awaits!**

Inclusions:
Property Listed By: **N/A
Greater Calgary Real Estate**

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









