



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**184 LEGACY REACH Manor, Calgary T2X 2C6**

MLS®#: **A2155383**

Area: **Legacy**

Listing Date: **08/09/24**

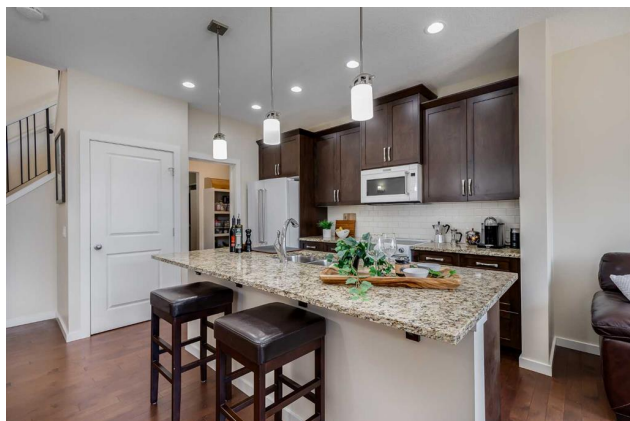
List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2016**

Lot Information

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

Finished Floor Area

Abv Sqft: **1,669**  
Low Sqft:  
Ttl Sqft: **1,669**

DOM

**41**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Level**  
Park Feat: **Alley Access,RV Access/Parking,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 12`1"</b>
<b>Mud Room</b>	<b>Main</b>	<b>8`9" x 6`6"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`6" x 8`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`7" x 14`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`0" x 23`3"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 17`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`1" x 12`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 8`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 12`2"</b>
<b>Laundry</b>	<b>Second</b>	<b>9`1" x 5`9"</b>

Title: **Fee Simple**  
 Zoning: **R-1N**  
 Legal Desc: **1511523**

Remarks

Pub Rmks: **This charming two-storey home, featuring 3 bedrooms, 2.5 bathrooms, and a single attached garage, is located in the family-friendly community of Legacy. It offers over 1,600 square feet of developed living space. As you step inside, you'll find a main floor that features beautiful hardwood flooring throughout. The open-concept layout, enhanced by large windows that flood the space with natural light, seamlessly connects the living, dining, and kitchen areas, creating an ideal space for both daily life and entertaining. The kitchen is a true highlight, boasting granite countertops, a large island with a breakfast bar, sleek white appliances, and a spacious walk-through pantry leading to the mudroom and garage. A convenient two-piece powder room is also located on this level. Upstairs, you'll discover three comfortable bedrooms, including a large primary retreat. This serene space comes complete with a walk-in closet and a stunning ensuite bathroom that features dual sinks, a luxurious soaker tub, and a stand-alone shower. The upper floor also includes a laundry room for added convenience, making daily chores easier, along with an additional four-piece bathroom. Plush carpet flooring adds warmth and comfort to this level. The basement remains unfinished, providing a blank canvas for you to create the space that best suits your needs. Outside, the fully fenced backyard offers space for outdoor activities, complete with a deck, a gravel pad, and alley access with the potential for RV parking. Living in Legacy means being steps away from parks, Legacy Pond, and scenic walking and biking paths along the ridge. Golf enthusiasts will appreciate the proximity to Blue Devil, McKenzie Meadows, and Heritage Pointe Golf Clubs. For outdoor recreation, Sikome Lake and Fish Creek Provincial Park are just minutes away. The community is also conveniently located near a variety of shops and amenities, as well as All Saints High School. This property perfectly balances comfort, convenience, and the opportunity to make it your own.**

Inclusions: **Doorbell Camera**  
 Property Listed By: **Real Broker**

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







