



THE
A-TEAM

**RE/MAX
FIRST**

70 LEGACY REACH Bay, Calgary T2X 5W6

MLS®#: **A2155621**

Area: **Legacy**

Listing Date: **08/07/24**

List Price: **\$653,319**

Status: **Active**

County: **Calgary**

Change: **-\$1, 21-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,753 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,755**
Low Sqft:
Ttl Sqft: **1,755**

DOM

43
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Level,Rectangular Lot**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Humidity Control,Natural Gas**

Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Kitchen Appl: **See Remarks**

Int Feat: **Bathroom Rough-in,Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 5`5"	Great Room	Main	16`7" x 13`0"
Dining Room	Main	12`11" x 14`10"	Kitchen	Main	14`0" x 13`2"
Bedroom - Primary	Second	12`6" x 13`0"	Bedroom	Second	10`0" x 9`8"
Bedroom	Second	11`0" x 9`0"	4pc Bathroom	Second	8`3" x 4`11"
5pc Ensuite bath	Second	11`7" x 8`3"	Laundry	Second	6`5" x 5`6"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2411245**

Zoning: **R-1**

Remarks

Pub Rmks: ***LOOK MASTER BUILDER - CALGARY'S # 1 "QUICK POSSESSION" BUILDER PRESENTS THE PINNACLE MODEL. 1755 SQUARE FEET - OPEN FLOOR PLAN - HAS SIDE ENTRY - UPGRADED SPECIFICATIONS - Attractive PRAIRIE styled front elevation complete with a full width front veranda! Upon entering the home you'll feel the amazing craftsmanship! From the high ceilings to the upgraded luxury wide plank flooring to the elegant fireplace with wrap around mantle! You'll also see elegant metal railing running up the staircase to the upper floor. The dining room can accommodate a large table - perfect for a large family or when you're entertaining friends! The kitchen design is gorgeous and functional and has a huge island with eating bar, pantry, quartz counters, undermount silgranit sink, soft close cabinet doors and drawers, pots and pans drawers, slim-line lighting and pendant lighting! The large primary bedroom has an amazing ensuite that has a tiled shower, freestanding tub, double sinks and beautiful vinyl tiled floors. The primary also has a large walk in closet! The 2 spare bedrooms are located at the rear of the home. The main bathroom has a tub/shower combination. The laundry room is conveniently located on the upper floor! The basement with it's 9 ft. high foundation walls is unfinished but has plumbing rough-ins for a kitchen sink, a bathroom and laundry facilities. RMS measurements taken from Builder's blueprints.**

Inclusions: **\$5000 Appliance Allowance at Builder preferred supplier and \$500 front landscaping Certificate. Window coverings included but not on doors, stairwell window or basement window.**

Property Listed By: **MaxWell Canyon Creek**

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











