



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**81 LEGACY REACH Crescent, Calgary T2X5A5**

MLS®#: **A2167410**

Area: **Legacy**

Listing Date: **09/19/24**

List Price: **\$779,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 02-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,235 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,144**

Low Sqft:

Ttl Sqft: **2,144**

DOM

**62**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Other**

Construction: **Mixed,Other,Stone**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Electric Stove,Microwave Hood Fan,Washer/Dryer**  
Int Feat: **Bathroom Rough-in,Breakfast Bar,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`5" x 11`4"	Den	Main	8`5" x 5`6"
Living Room	Main	16`3" x 11`6"	Kitchen	Main	11`10" x 11`5"
2pc Bathroom	Main	5`11" x 4`11"	Pantry	Main	6`1" x 3`1"
Foyer	Main	8`9" x 7`5"	Bonus Room	Second	12`9" x 11`5"
Bedroom - Primary	Second	13`11" x 12`11"	Bedroom	Second	13`1" x 9`11"
5pc Bathroom	Second	10`7" x 9`3"	5pc Ensuite bath	Second	10`10" x 9`6"
Bedroom	Second	13`5" x 9`9"	Laundry	Second	9`3" x 5`11"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2210590**

Remarks

Pub Rmks: **QUICK POSESSION, A must see, shows like a Show home. The home is in an ideal location to raise a family, walking distance to Bike path/ Walking trails , k-9 School(coming in the near future, kindly confirm on school district website). Main floor welcomes you to an open concept layout, large bright windows, Vinyl plank throughout, Fire place in the living area, mud room and Office/ tech space. Second Floor has a Bonus Room, Large Master Bedroom, ensuite bath with a soaker tub and a large walk in closet, two other spacious bedrooms with walk in closets, a full 5 piece bathroom and a large laundry room. Basement is unfinished, ready to be developed to your own taste. See it to believe it, Book your showing today, Won't Last!!!**

Inclusions:  
Property Listed By: **BLINDS  
eXp Realty**

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















