

81 LEGACY REACH Crescent, Calgary T2X5A5

MLS®#: **A2167410** Area: **Legacy** Listing Date: **09/19/24** List Price: **\$789,000**
 Status: **Active** County: **Calgary** Change: **None** 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:

Finished Floor Area
 Abv Sqft: **2,144**
 Low Sqft:
 Ttl Sqft: **2,144**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Shingle** Construction: **Mixed,Other,Stone**
 Heating: **Central** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** 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
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-G**
 Legal Desc: **2210590**

Remarks

Pub Rmks: **QUICK POSSESSION, A must see, shows like a Show home. The home is in a 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 a 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









