



THE
A-TEAM

**RE/MAX
FIRST**

57 LEGACY REACH Crescent, Calgary t2x0x6

MLS® #: **A2169139**

Area: **Legacy**

Listing Date: **09/27/24**

List Price: **\$715,000**

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: **3,229 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,962**

Low Sqft:

Ttl Sqft: **1,962**

DOM

32

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Mixed,Other,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer

Int Feat:

Double Vanity,Kitchen Island,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`2" x 9`5"
Living Room	Main	13`8" x 16`3"
Bedroom	Second	13`0" x 12`0"
Bedroom	Second	10`11" x 9`11"
4pc Bathroom	Second	8`3" x 4`11"

Room	Level	Dimensions
Kitchen	Main	18`11" x 9`8"
Bonus Room	Second	15`2" x 17`5"
Bedroom - Primary	Second	11`11" x 13`7"
5pc Bathroom	Second	10`11" x 9`2"
2pc Bathroom	Main	5`0" x 4`11"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

2210590

R-G

Remarks

Pub Rmks: ***Welcome to this stunning 1962 sq ft detached home in the sought-after community of Legacy, SE Calgary!* This beautifully designed property features 3 spacious bedrooms, a versatile bonus room, and 3 modern washrooms, offering ample space for families and guests. The open-concept main floor boasts a bright living area, a well-appointed kitchen with sleek countertops, and a dining space perfect for entertaining. Step outside to your private, fenced yard complete with a built deck, ideal for summer BBQs and relaxation. The unfinished basement, with a separate entrance, offers endless potential for customization—create the perfect in-law suite, home gym, or entertainment space! Enjoy the convenience of a double attached garage and easy access to nearby parks, schools, and shopping amenities. Don't miss this opportunity to make this wonderful home yours!**

Inclusions: **BLINDS**
Property Listed By: **Initia Real Estate**

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







