

**35 LEGACY REACH Court, Calgary T2X 5V2**

MLS®#: **A2171721** Area: **Legacy** Listing Date: **10/09/24** List Price: **\$630,400**  
 Status: **Active** County: **Calgary** Change: **-\$12k, 22-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,747 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,559**  
 Low Sqft:  
 Ttl Sqft: **1,559**

DOM

**20**  
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,Front Yard,Interior Lot,Irregular Lot**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**  
 Sewer: Ext Feat: **Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room                     | Level        | Dimensions           | Room                    | Level        | Dimensions           |
|--------------------------|--------------|----------------------|-------------------------|--------------|----------------------|
| <b>Kitchen</b>           | <b>Main</b>  | <b>11`7" x 14`7"</b> | <b>Dining Room</b>      | <b>Main</b>  | <b>11`7" x 10`0"</b> |
| <b>Dining Room</b>       | <b>Main</b>  | <b>12`7" x 14`2"</b> | <b>2pc Bathroom</b>     | <b>Main</b>  |                      |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>12`7" x 14`7"</b> | <b>Bedroom</b>          | <b>Upper</b> | <b>9`3" x 9`7"</b>   |
| <b>Bedroom</b>           | <b>Upper</b> | <b>9`2" x 10`0"</b>  | <b>3pc Ensuite bath</b> | <b>Upper</b> |                      |
| <b>4pc Bathroom</b>      | <b>Upper</b> |                      | <b>Laundry</b>          | <b>Upper</b> | <b>4`7" x 5`9"</b>   |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2410976**

Remarks

Pub Rmks:

**Legacy - 35 Legacy Reach Court SE: UNDER CONSTRUCTION OPPORTUNITY. Welcome to this Sienna model home built by Shane Homes featuring 1,559 sq ft of development, 3 bedrooms, and 2.5 bathrooms. The spacious main floor has luxury vinyl plank throughout; a central kitchen with an island with ample seating, pantry shelves, and stainless steel appliances including an electric range, refrigerator, dishwasher, a chimney hood fan, and microwave; a separate dining area, and living room. Additional features to the main floor include a 2 pc powder room with pedestal sink, front entry with coat closet, mudroom with closet and bench. The second floor features a primary bedroom with a walk-in closet and 3 pc ensuite; 2 additional bedrooms - one bedroom with a walk-in closet; a 4 pc main bathroom, a laundry closet with side-by-side washer/dryer and shelf for storage; and a linen closet. The basement remains unspoiled with upgrades including a separate rear walk-up access, 9ft basement foundation, laundry rough-in, wet bar rough-in, bathroom rough-in, and a gas line for an additional furnace to make future development easy. The backyard has a gravel parking pad providing parking for 2 vehicles. This home is located in the community of Legacy, close to parks, pathways, shops, schools, and a short commute to Macleod Trail, Stoney Trail, and Deerfoot Trail (QE II). Call for more info! \*Photos from existing Shane Homes showhomes of the same model. Selections, upgrades, and colors may vary.\***

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Central)**

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





