



THE
A-TEAM

**RE/MAX
FIRST**

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

43

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Interior Lot,Irregular Lot
Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
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
Kitchen	Main	11`7" x 14`7"	Dining Room	Main	11`7" x 10`0"
Dining Room	Main	12`7" x 14`2"	2pc Bathroom	Main	
Bedroom - Primary	Upper	12`7" x 14`7"	Bedroom	Upper	9`3" x 9`7"
Bedroom	Upper	9`2" x 10`0"	3pc Ensuite bath	Upper	
4pc Bathroom	Upper		Laundry	Upper	4`7" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410976

Zoning:
R-G

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





