



THE
A-TEAM

**RE/MAX
FIRST**

15 LEGACY REACH View, Calgary T2X4T6

MLS®#: **A2177677** Area: **Legacy** Listing Date: **11/09/24** List Price: **\$770,000**
 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: **3,713 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Interior Lot,Level**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

DOM

12
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** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`11"	Den	Main	10`11" x 10`8"
Dining Room	Main	11`7" x 9`11"	Foyer	Main	6`0" x 10`7"
Kitchen	Main	11`7" x 12`10"	Living Room	Main	12`11" x 15`11"
Mud Room	Main	8`6" x 8`7"	Spice Kitchen	Main	6`10" x 7`2"
5pc Bathroom	Second	6`5" x 11`9"	5pc Ensuite bath	Second	10`1" x 12`5"
Bedroom	Second	12`0" x 9`11"	Bedroom	Second	10`2" x 12`0"
Family Room	Second	14`5" x 15`9"	Laundry	Second	5`4" x 9`6"

Bedroom - Primary

Second

14`0" x 16`0"

Walk-In Closet
Legal/Tax/Financial

Second

10`8" x 7`10"

Title:
Fee Simple
Legal Desc:

2110064

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this beautiful front-drive home in the sought-after Legacy community, where stylish modern finishes and thoughtful design come together to create a perfect space for families and entertaining. Step into the bright foyer with high ceilings and plenty of natural light, setting a warm and welcoming tone. Off the entryway, you'll find a flexible den, perfect as a home office or playroom. The heart of the home is the chef's kitchen, complete with stainless steel appliances, ceiling-high custom cabinetry, quartz countertops, and a large island that's ideal for cooking and casual dining. A separate spice kitchen nearby offers even more prep space and storage, making it easy to keep the main kitchen neat and organized. The open-concept living and dining area flows seamlessly from the kitchen, with a cozy fireplace and big windows that fill the room with light—perfect for family gatherings and relaxed evenings. The main floor is rounded out by a mudroom with plenty of storage space and a convenient 2-piece bathroom. Upstairs, the primary bedroom is a true retreat, featuring a spacious layout, a spa-like 5-piece ensuite with double vanity, soaker tub, and a large walk-in closet. Two additional bedrooms provide ample space and flexibility for family or guests. A comfortable family room on this level is ideal for movie nights or playtime, while a well-designed 5-piece bathroom and a laundry room with side-by-side washer and dryer add convenience. The basement, with its high 9-foot ceilings, is ready for your ideas—whether you dream of a home gym, extra bedrooms, or a custom entertainment area. Situated in the family-friendly Legacy community, this home is steps from parks, walking trails, shopping, and recreation, making it an ideal place for your next chapter. Schedule a private showing today and start imagining your life in this wonderful home!**

Inclusions: **N/A**
Property Listed By: **Royal LePage METRO**

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









