



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2180965**

Area: **Legacy**

Listing **11/26/24**

List Price: **\$634,900**

Status: **Active**

County: **Calgary**

Date:  
Change: **-\$15k, 02-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,993 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,754**  
Low Sqft:  
Ttl Sqft: **1,754**

DOM

**57**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Parking Pad**

Parking

Ttl Park: **2**  
Garage Sz: **0**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,None,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Bathroom Rough-in,Breakfast Bar,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>15`4" x 18`1"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>26`0" x 16`5"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>26`10" x 17`0"</b>	<b>Nook</b>	<b>Main</b>	<b>42`1" x 39`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>42`1" x 49`9"</b>	<b>Great Room</b>	<b>Main</b>	<b>39`8" x 49`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>41`3" x 44`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>30`7" x 34`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>30`7" x 39`4"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>30`7" x 27`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**241-0976**

Remarks

Pub Rmks: **Buying A quick possession "NEW BUILT HOME" could be the best purchasing decision you can make in this ever changing market! LOOK MASTER BUILDER has added a long list of Builder upgrades to this amazing wide open model to ensure that you'll be thrilled with the final results on the possession day! Check and compare the included features : 8 ft. long kitchen island that has 8 drawers (2 pots and pans and 6 cutlery) and 4 doors - a full length eating bar and 1" thick quartz countertop, 3 stylish pendant lights over the island, soft close cabinet doors and soft close drawers, two tone kitchen cabinets, "shaker styled" cabinet doors, a rough-in opening for a built-in microwave, a rough-in for future chimney hoodfan, spacious kitchen pantry, 36" high upper cabinets, stylish Blanco Silgranit kitchen sink with soap dispenser, gasline for a gas stove, large great room with 50" wide fireplace, a fireplace mantle, an in-wall conduit for a TV above the fireplace mantle, white "Zebra Blinds" window coverings, Berkley modern interior doors that provide more sound reduction, sturdy satin nickel wire shelving, California knockdown textured ceilings throughout, exquisite QUEST XL Luxury Vinyl Plank flooring on the main floor, dignified vinyl tile to be installed in the upper bathrooms and laundry room, 4' wide staircase to the upper floor, 14' of black metal spindles from main floor to upper floor, black door handles, black hinges and matte black bathroom hardware, upper floor 30 sf. laundry room, cozy 2nd floor bonus room, the ensuite has a quartz countertop with an undermount sink and a 5' wide "TILED" ensuite shower (tiled to the ceiling), 1 row of tile above counters in upper bathrooms, bathroom vanities have a bottom drawer, the main bath tub has vinyl tile extended to the ceiling, the mudroom has a built-in bench and coat hooks unit, energy saving "triple pane" windows, side entry door to basement, 88 sf. rear deck, clean air filtration system(HRV), General Aire drip humidifier, 96% high efficiency 2 stage multi-speed furnace, 80 gal US hot water tank, SMART Thermostat with HRV control, 200 AMP electrical panel, 2 sewer backup valves, basement has plumbing rough-ins for a bathroom, laundry facilities and kitchen sink, 9 ft. foundation wall height, painted basement floor and stairs, soffit plug and switch, gasline for BBQ, elegant Tudor front elevation with full width veranda and stone accenting and a \$500 front landscaping certificate! The Builder has 6 other quick possession homes for sale in Legacy. RMS measurements taken from Builder's blueprints. Call your favourite realtor today and book a showing!**

Inclusions: **A \$5000 allowance for kitchen appliances at Trail Appliances. \$500 front landscaping certificate. ZEBRA BLINDS window covering package is included (not on doors, stairwell window or basement window).**

Property Listed By: **MaxWell Canyon Creek**

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











