



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**288 LEGACY REACH Circle, Calgary T2X4T8**

MLS®#: **A2182137**

Area: **Legacy**

Listing Date: **12/02/24**

List Price: **\$829,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,767 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,079**

Low Sqft:

Ttl Sqft: **2,079**

DOM

**19**

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Front Yard,Greenbelt,No Neighbours Behind,Landscaped,Private Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground,Private Yard**

Construction:

**Cement Fiber Board**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood**

Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows,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>Foyer</b>	<b>Main</b>	<b>6`4" x 8`9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>8`0" x 2`8"</b>
<b>Hall</b>	<b>Main</b>	<b>5`5" x 7`3"</b>	<b>Hall</b>	<b>Main</b>	<b>11`2" x 11`10"</b>
<b>Office</b>	<b>Main</b>	<b>5`5" x 7`11"</b>	<b>Pantry</b>	<b>Main</b>	<b>4`5" x 5`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 13`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`5" x 13`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 9`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`6" x 15`6"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`0" x 13`8"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>4`5" x 13`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 15`8"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>4`2" x 4`9"</b>

Bedroom  
Bonus Room  
Laundry

Second  
Second  
Second

8`11" x 14`4"  
16`5" x 16`2"  
5`3" x 6`11"

4pc Bathroom  
Hall

Second  
Second

10`1" x 4`5"  
6`8" x 5`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2110064**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Stunning 2021 Jayman Built Home with Breathtaking Views Nestled on a premium green backing ridge lot, this meticulously maintained 2021 Jayman built home offers an unparalleled living experience. From the moment you step inside, you're greeted with expansive windows that frame spectacular views of the majestic mountains, the winding Bow River, and the vibrant downtown skyline. Whether you're savoring a morning coffee or unwinding after a busy day, the sunset views from the comfort of your home are simply awe-inspiring. Designed with both style and functionality in mind, this home boasts three spacious bedrooms and two and a half well-appointed bathrooms. The open-concept main floor creates a welcoming space for family living and entertaining, while the dining area, with its soaring 11-foot ceilings, adds a sense of grandeur and airiness to every meal. The master suite offers a peaceful retreat with panoramic views, allowing you to watch the sun set over the river valley from the privacy of your own room. The thoughtfully designed kitchen is a chef's dream, with modern finishes, ample counter space, and premium appliances that will inspire culinary creativity. Enjoy the best of both worlds - serene natural beauty paired with close proximity to downtown, offering you convenience without compromise. The oversized deck is the perfect spot to take in the scenic views of the city skyline and rolling hills while entertaining guests or simply enjoying quiet moments at home. This exceptional property is more than just a home - it's a sanctuary that elevates your lifestyle, with extraordinary views, spacious living, and a location that is second to none. Come experience the perfect blend of luxury, comfort, technology (solar panels) and nature.**

Inclusions:  
Property Listed By:

**NA**  
**Royal LePage Solutions**

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











