



THE
A-TEAM

**RE/MAX
FIRST**

81 LEGACY REACH Crescent, Calgary T2X 5A5

MLS®#: **A2182504**

Area: **Legacy**

Listing Date: **12/06/24**

List Price: **\$749,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **3,218 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,156**
Low Sqft:
Ttl Sqft: **2,156**

DOM

47
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:
Lot Feat: **Level, Rectangular Lot**
Park Feat: **Double Garage Attached**

Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Built-in Features, Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 4`11"
Kitchen	Main	9`8" x 14`7"
Mud Room	Main	8`8" x 9`2"
5pc Ensuite bath	Upper	9`6" x 12`5"
Bedroom	Upper	13`2" x 10`0"
Laundry	Upper	9`4" x 6`0"

Room	Level	Dimensions
Dining Room	Main	11`6" x 10`9"
Living Room	Main	13`3" x 16`5"
5pc Bathroom	Upper	9`3" x 10`7"
Bedroom	Upper	9`10" x 13`7"
Bonus Room	Upper	13`4" x 11`6"
Bedroom - Primary	Upper	13`0" x 15`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210590

Zoning:
R-G

Remarks

Pub Rmks:

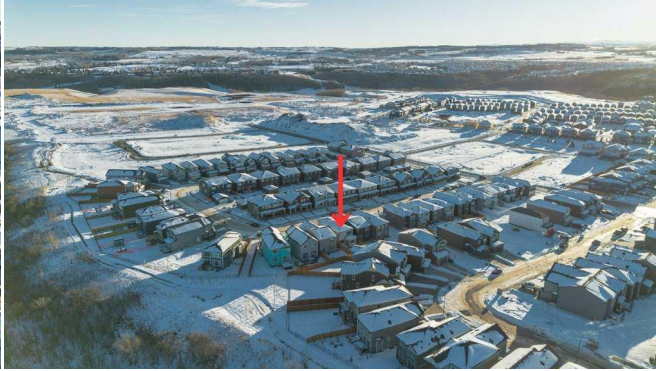
Discover this stunning 2100+ sq. ft. almost new build in the award-winning, family friendly community of Legacy. Step inside and be greeted by a bright and spacious open-concept main floor, perfect for both everyday living & entertaining. The impressive electric fireplace is sure to catch your eye. The gourmet kitchen boasts elegant cabinetry, stainless steel appliances & a large island with quartz countertops, offering a blend of style & functionality. A versatile flex space off the kitchen is ideal for an office or homework space. Upstairs, you'll find a cozy bonus room that's perfect for family movie nights, a large primary suite complete with a walk-in closet & a luxurious 5-pce ensuite bath & 2 additional spacious bedrooms with walk-in closets. Central A/C make this home comfortable all year long! The basement is a blank canvas, ready for your personal touch. Quick possession is possible - move in & make it yours for the holidays! Come experience what this incredible home & community have to offer. Being 1-year old, it comes with blinds, washer, dryer, 2 back yard fences (only one left), grass in the front AND there is NO GST payable.

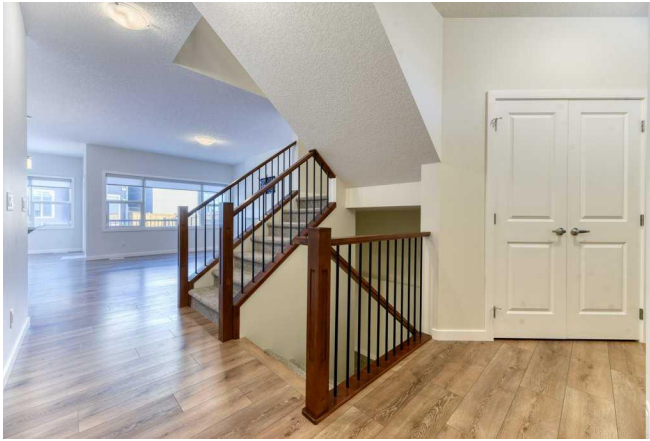
Inclusions:
Property Listed By:

N/A
RE/MAX Key

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













81 Legacy Ranch Crescent, Calgary, AB

Main Floor Exterior Area 928.92 sq ft
Interior Area 827.32 sq ft
Excluded Area 429.72 sq ft



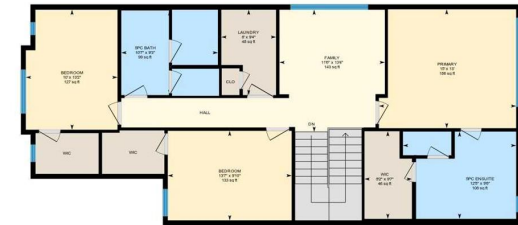
PREPARED: 2024/12/06



White regions are excluded from total floor area in G0000 floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

81 Legacy Ranch Crescent, Calgary, AB

2nd Floor Exterior Area 1227.87 sq ft
Interior Area 1143.01 sq ft



PREPARED: 2024/12/06



White regions are excluded from total floor area in G0000 floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

81 Legacy Ranch Crescent, Calgary, AB

Basement (Below Grade) Exterior Area 868.39 sq ft
Interior Area 799.94 sq ft



PREPARED: 2024/12/06



While regions are excluded from total floor area in RSUISE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.