



THE
A-TEAM

**RE/MAX
FIRST**

93 LEGACY REACH Crescent, Calgary T2X0X6

MLS®#: **A2182815**

Area: **Legacy**

Listing Date: **12/13/24**

List Price: **\$839,200**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 21-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,328**
Low Sqft:
Ttl Sqft: **2,328**

Lot Information

Lot Sz Ar: **4,629 sqft**
Lot Shape:

DOM

8
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Backs on to Park/Green Space**
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 Entrance**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Tankless Water Heater**
Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Smart Home,Soaking Tub,Stone Counters,Tankless Hot Water,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Flex Space	Main	9`0" x 9`3"	2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	9`8" x 12`10"	Great Room	Main	12`6" x 14`11"
Dining Room	Main	10`1" x 10`7"	Bedroom - Primary	Upper	12`9" x 15`3"
5pc Ensuite bath	Upper	11`6" x 10`2"	4pc Bathroom	Upper	0`0" x 0`0"
Bonus Room	Upper	13`6" x 14`5"	Bedroom	Upper	9`4" x 12`4"

**Laundry
Bedroom**

**Upper
Upper**

**6`6" x 6`0"
9`5" x 10`4"**

Bedroom

Upper

10`6" x 10`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210590

Zoning:
R-G

Remarks

Pub Rmks:

Step into the Denali 6, a home thoughtfully designed for modern living and practicality. This stunning property features 9' knockdown ceilings on the main floor and basement, paired with a Hardie board exterior for lasting durability and style. The executive kitchen showcases built-in stainless steel appliances, upgraded quartz countertops, a walk-in pantry, and a chimney hood fan, perfect for cooking and entertaining. A side entrance allows for future basement development, while the main floor flex room offers versatile space for work or relaxation. The luxurious 5-piece ensuite includes dual sinks, a soaker tub, a private water closet, and a walk-in shower with a tiled base and bench. Situated on a desirable pie lot backing onto the ridge, this home provides both privacy and stunning views. Additional features include built-in lockers in the mudroom, an electric fireplace with wall-to-wall tile, and extra windows throughout for abundant natural light. *Photos are representative.

Inclusions:
Property Listed By:

**N/A
Bode**

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





