



THE
A-TEAM

**RE/MAX
FIRST**

59 LEGACY REACH Court, Calgary T2X5V2

MLS®#: **A2185656** Area: **Legacy** Listing Date: **01/06/25** List Price: **\$685,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,872 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,798**
 Low Sqft:
 Ttl Sqft: **1,798**

DOM

26
Layout
 Beds: **4 (4)**
 Baths: **1.0 (1 0)**
 Style: **2 and Half Storey**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Washer/Dryer**
 Int Feat: **Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`4" x 9`5"	Living Room	Main	13`0" x 13`0"
Dining Room	Main	5`8" x 11`11"	Bedroom - Primary	Upper	11`2" x 13`11"
Bonus Room	Upper	11`2" x 13`10"	Bedroom	Upper	9`2" x 10`0"
Bedroom	Upper	9`2" x 10`0"	5pc Ensuite bath	Upper	8`0" x 8`0"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-1N

Legal Desc:

0

Remarks

Pub Rmks:

The possession date for the house is set for March 21, 2025. The purchase agreement will be drafted on the builder's paperwork, with the current owner selling the purchase agreement to the new buyer. All purchase contracts to be written on Builder Contract Only (Builder will prepare all paperwork - no exceptions). Builder will cover standard legal fees up to certain amount if Builder's lawyer is used. Disbursement fees are not included. RMS measurements taken from Builder's blueprints. Interior pictures are of same model show home so some components are not included. CHILDREN UNDER AGE OF 18 ARE NOT ALLOWED AT THE SITE DUE TO SAFETY REASON. Stunning Home in Legacy by Shane Homes - Packed with Premium Upgrades Welcome to this exceptional property in the sought-after Legacy community, crafted by the renowned Shane Homes. This home showcases exquisite design, unmatched functionality, and a long list of premium upgrades that set it apart. Main Floor Convenience: Includes a full bedroom and full bathroom, perfect for multi-generational living or hosting guests. Walk-Out Basement: A walk-out basement with 9 ft ceilings, offering endless potential for additional living or entertaining space. Full-Length Deck: A spacious full-length deck extends your living area outdoors, ideal for relaxing or entertaining. Upgraded Kitchen Appliances: 4-Door Fridge with waterline for convenience. Smart WiFi-Enabled Range with a built-in air fryer and convection oven for the modern chef. Venmar Hood Fan, enhancing both performance and aesthetics. Panasonic Microwave Built into the Island with a sleek trim kit. LG Dishwasher with a stainless-steel tub and three trays for added efficiency. Kitchen Cabinets Finished to the Top with risers for a polished look. Soft-Close Hinges for quiet and effortless functionality. Black Stone Sink paired with black faucets for a modern, cohesive design. Showroom Colors: Upgraded, professionally selected colors that create a stylish and timeless aesthetic. Upgraded LVP Flooring and tiles for durability and elegance. Black Hardware Throughout: Includes sleek black finishes on door handles, faucets, bathroom rods, and more. Additional Drawers in Washroom Cabinets for enhanced storage. Upgraded Toilets for added comfort and efficiency. Black Faucets that blend seamlessly with the modern design theme. Front-Load Washer and Dryer: High-performance appliances for your laundry needs. Selection Center Upgrades: Every detail of this home reflects careful planning and upgraded selections. This home is a true masterpiece, offering an elegant lifestyle with thoughtful upgrades and superior craftsmanship. Located in the vibrant community of Legacy, this property is close to amenities, green spaces, and schools, making it perfect for families or professionals.

Inclusions:

N/A

Property Listed By:

Greater Calgary Real Estate

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



