



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**66 LEGACY REACH Park, Calgary T2X 0X6**

MLS®#: **A2188225**

Area: **Legacy**

Listing Date: **01/16/25**

List Price: **\$759,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,454 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,191**  
Low Sqft:  
Ttl Sqft: **2,191**

DOM

**16**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Stove,Microwave,Range Hood,Washer/Dryer**  
Int Feat: **Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`8" x 3`1"
Kitchen	Main	12`8" x 14`4"
4pc Bathroom	Upper	7`0" x 8`2"
Bedroom	Upper	11`11" x 11`2"
Bedroom	Upper	9`5" x 14`5"
Bedroom - Primary	Upper	12`6" x 16`9"

Room	Level	Dimensions
Dining Room	Main	10`5" x 13`5"
Living Room	Main	12`8" x 13`5"
5pc Ensuite bath	Upper	10`4" x 11`4"
Bedroom	Upper	9`4" x 13`10"
Bonus Room	Upper	17`7" x 10`8"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**2310253**

Remarks

Pub Rmks: **# SIDE ENTRANCE# FRONT ATTACH DOUBLE GARAGE# BONUS ROOM# EXECUTIVE KITCHEN # 4BEDROOMS# Welcome to your dream home! This property exudes elegance with its 9' knockdown ceilings, creating a spacious feel. The kitchen is a chef's delight, equipped with a chimney hood fan, built-in microwave, and Electric Stove. Stay cozy by the electric fireplace framed with a paint grade mantel. The paint grade railings with iron spindles add a touch of sophistication. The kitchen showcases quartz countertops, undermount sinks, and high-end appliances. The master bedroom is a sanctuary, featuring a 5-piece ensuite with dual sinks, soaker tub, and a shower enclosed by a sliding glass barn door. House features side entrance, 9 Feet basement with 2 windows and mechanical room in the corner. Don't miss your chance to own this blend of modern luxury and thoughtful design. Close to parks, playgrounds, schools and all the amenities Legacy offers! Book your showing today!**

Inclusions:  
Property Listed By: **N/A  
Greater Calgary Real Estate**

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















