



THE
A-TEAM

**RE/MAX
FIRST**

54 LEGACY REACH Close, Calgary T2X5Z8

MLS®#: **A2188261**

Area: **Legacy**

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

List Price: **\$595,500**

Status: **Pending**

County: **Calgary**

Change: **+\$6k, 18-Jan**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,624

Year Built:

2025

Low Sqft:

Lot Information

Ttl Sqft:

1,624

Lot Sz Ar:

2,750 sqft

Lot Shape:

DOM

6

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **0**

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Cul-De-Sac,Level

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Humidifier,Microwave,Refrigerator,Washer**

Int Feat: **Bathroom Rough-in,Breakfast Bar,Central Vacuum,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Upper	0`0" x 0`0"
Nook	Main	13`0" x 11`6"
Kitchen	Main	15`5" x 10`6"
Bedroom	Upper	10`6" x 9`3"
Flex Space	Upper	9`9" x 12`10"

Room	Level	Dimensions
4pc Bathroom	Upper	0`0" x 0`0"
Kitchen	Main	12`9" x 12`8"
Family Room	Main	10`10" x 15`3"
Bedroom	Upper	9`2" x 10`6"
Bedroom - Primary	Upper	15`5" x 10`6"

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2411576

Remarks

Pub Rmks: **Introducing the Cascade by Shane Homes in Legacy - This thoughtfully designed home features a full width front Veranda, rough-ins, an open main floor layout with a bright front family room, central dining nook, and an L-shaped kitchen with a spacious walk-in pantry. The main floor also includes a central half bath and a rear mudroom with a coat closet. The second floor offers a front owner's bedroom with a walk-in closet and private 3-piece ensuite, two similar-sized secondary bedrooms, a central flex room, and a conveniently located second-floor laundry. A 3-piece main bath completes the upper level. Situated close to future school zones and walking paths, this home is perfect for modern living. 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





