



THE
A-TEAM

**RE/MAX
FIRST**

15 LEGACY REACH Park, Calgary T2X5C6

MLS® #: **A2190612** Area: **Legacy** Listing Date: **01/29/25** List Price: **\$699,900**
 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: **3,207 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,801**
 Low Sqft:
 Ttl Sqft: **1,801**

DOM

3
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **City Lot,Interior Lot,Rectangular Lot**
 Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	42`8" x 45`3"	Dining Room	Main	32`10" x 32`10"
Bedroom - Primary	Upper	42`0" x 46`7"	5pc Ensuite bath	Upper	28`6" x 33`2"
Bedroom	Upper	26`7" x 39`4"	Bedroom	Upper	26`7" x 45`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2310253**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to the beautiful community of Legacy. Legacy is an award winning community located in the heart of Calgary's south side. Come visit this gorgeous 2 storey home built by award winning builder Morrison Homes. Inside on the main floor you will find a gorgeous open floor plan, including mud room, great room, dining room and kitchen. The kitchen comes with a large island for preparing and enjoying your food creations, quartz countertops, a tile backsplash and stylish stainless steel appliances. The dining room and great room are open from the kitchen allowing for entertaining with family and friends. The Great room comes with an upgraded electric fireplace. Upstairs leads to a bonus room for extra entertaining, laundry room and all 3 bedrooms. The Primary room comes with a walk in closet and 5 pc ensuite. Upgrades include, higher end vinyl siding on the exterior, increased foundation walls, all weather wood deck, four,et kitchen package with 36" refrigerator, Delta kitchen faucet and secondary exterior door on the side of the home. Come visit this wonderful home and opportunity today!**

Inclusions: **None**
 Property Listed By: **RE/MAX Realty Professionals**

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















