



THE
A-TEAM

**RE/MAX
FIRST**

20 LEGACY REACH Manor, Calgary T2X 2C3

MLS®#: **A2194360**

Area: **Legacy**

Listing Date: **02/13/25**

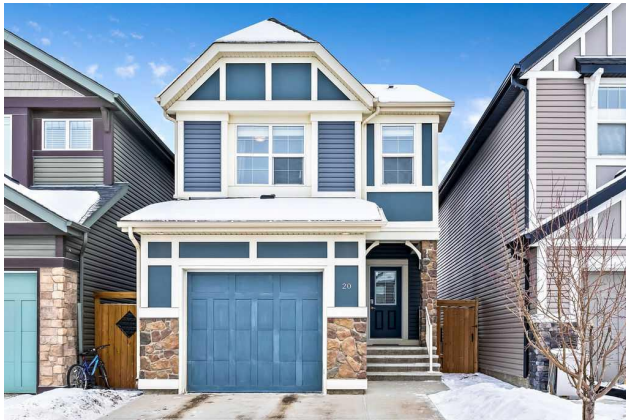
List Price: **\$625,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **2,777 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,655**

Low Sqft:

Ttl Sqft: **1,655**

DOM

9

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Level,Rectangular Lot**
Park Feat: **Off Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Breakfast Bar,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1511523

Remarks

Pub Rmks:

*****Open House: Saturday, February 22 from 1-3 pm*** Single-family detached home with a private fenced backyard? Check! Three upstairs bedrooms, plus a bonus room? Check! Large single-car attached garage and room for two more cars in the driveway? Check and check! These are just a few of the amazing features of this beautiful home in the southeast community of Legacy. Built in 2015, this 1,655 square foot home has more than enough room for a growing family - but is not too overwhelmingly large for singles and couples alike. From the moment you enter the front door, you are greeted with the warmth and welcoming nature of a cozy home. The main floor features 9-foot ceilings; laminate floors; loads of natural light; a spacious white kitchen with stone counters, a large island, breakfast bar, and pantry; a separate dining area; and, a cozy living room. The main floor also provides you with convenient access to the attached single car garage. Continuing on upstairs, you'll find carpet throughout the three spacious bedrooms as well as in the upstairs bonus room. The primary bedroom easily fits a king-sized bed, and you'll love the convenience of the four-piece ensuite and walk-in closet. The second and third bedrooms can accommodate queen-sized beds or use them as home offices, studios, or gym spaces. Another four-piece bathroom and convenient upstairs laundry round out the second floor of the home. On the basement level, you'll see a rough-in for another bathroom as well as ample storage space, and room for building another bedroom and/or a rec room. The backyard features a deck, and beautiful stone work around the firepit. Imagine summer evenings spent outside in your private yard but don't forget this home also has air-conditioning (installed in 2024) if it gets too hot out. The community of Legacy has shopping, easy access to Highway 2A and the southern leg of the Ring Road, and there's a new elementary school being built just around the corner - in addition to the existing high school. Come see for yourself why 20 Legacy Reach Manor SE should be your new home!**

Inclusions:
Property Listed By:

**TV wall mounts (NOT including TVs), window coverings, garage door opener, firepit in backyard
CIR Realty**

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





