



THE
A-TEAM

**RE/MAX
FIRST**

87 LEGACY REACH Court, Calgary T2X 5V2

MLS®#: **A2195231**

Area: **Legacy**

Listing Date: **02/18/25**

List Price: **\$673,680**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,755**
Low Sqft:
Ttl Sqft: **1,755**

Lot Information

Lot Sz Ar: **2,749 sqft**
Lot Shape:

DOM

4
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Parking Pad**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Humidity Control,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **See Remarks**
Int Feat: **Bathroom Rough-in,Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 5`5"	4pc Bathroom	Upper	8`3" x 4`11"
5pc Ensuite bath	Upper	11`7" x 8`3"	Dining Room	Main	12`11" x 14`10"
Kitchen	Main	14`0" x 13`2"	Great Room	Main	16`7" x 13`0"
Bedroom - Primary	Upper	12`6" x 13`0"	Bedroom	Upper	9`8" x 10`0"

Bedroom	Upper	9`0" x 11`0"	Laundry Legal/Tax/Financial	Second	6`5" x 5`6"
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Title: Fee Simple	Zoning: R-1N
Legal Desc: 241-0976	Remarks

Pub Rmks: **HOME IS ABOUT TO START CONSTRUCTION. *LOOK MASTER BUILDER has added a long list of Builder upgrades to this amazing wide open WALKOUT BASEMENT HOME to ensure that you'll be thrilled with the final results on the possession day! Check and compare the standard features : 8 ft. long kitchen island that has 8 drawers (2 pots and pans and 6 cutlery) and 4 doors - a full length eating bar and 1" thick quartz countertop, 3 stylish pendant lights over the island, soft close cabinet doors and soft close drawers, two tone kitchen cabinets, "shaker styled" cabinet doors, cabinets roughed-in for a built-in microwave, chimney hood fan rough-in, spacious kitchen pantry, 36" high upper cabinets, stylish Blanco Silgranit kitchen sink with soap dispenser, gasline for a gas stove, 7' wide kitchen window, large great room with 50" wide fireplace, a fireplace mantle, an in-wall conduit for a TV above the fireplace mantle, white "Zebra Blinds" window coverings, Berkley modern interior doors that provide more sound reduction, sturdy satin nickel wire shelving, California knockdown textured ceilings throughout, exquisite QUEST XL Luxury Vinyl Plank flooring on the main floor, dignified vinyl tile to be installed in the upper bathrooms and laundry room, 4' wide staircase to the upper floor, 16' of black metal spindles from main floor to upper floor, black door handles, black hinges and matte black bathroom hardware, large 36 sf. laundry room, 6.76' long ensuite quartz countertop with 2 undermount sinks, free standing ensuite tub, 5' wide "TILED" ensuite shower (tiled to the ceiling) 1 row of tile above counters in upper bathrooms, bathroom vanities have a bottom drawer, the main bath tub has vinyl tile extended to the ceiling, the mudroom has a built-in bench and coat hooks unit, triple pane windows, full width front veranda, clean air filtration system(HRV), General Aire drip humidifier, 96% high efficiency 2 stage multi-speed furnace, 80 gal US hot water tank, ECOBEE SMART Thermostat with HRV control, 200 AMP electrical panel, 2 sewer backup valves, basement has plumbing rough-ins for a bathroom, laundry facilities and kitchen sink, 9 ft. foundation wall height, painted basement floor and stairs, soffit plug and switch, gasline for BBQ, elegant Prairie front elevation with tons of stone accenting and a \$500 front landscaping certificate! A finished version of this model can be viewed upon request. RMS measurements taken from Builder's blueprints.**

Inclusions: **ZEBRA BLIND window coverings (not on doors, stairwell window and not in basement), \$5000 allowance for kitchen appliances at Trail Appliances. \$500 certificate for front yard landscaping.**

Property Listed By: **MaxWell Canyon Creek**

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







