



THE
A-TEAM

**RE/MAX
FIRST**

18 LEGACY REACH Park, Calgary T2X 5C5

MLS®#: **A2195583**

Area: **Legacy**

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

List Price: **\$779,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,239 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,331**
Low Sqft:
Ttl Sqft: **2,331**

DOM

4

Layout

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

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Range, Oven-Built-In, Refrigerator, Washer**
Int Feat: **Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	9`2" x 9`11"	Dining Room	Main	10`6" x 10`10"
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	13`5" x 15`1"
Living Room	Main	12`6" x 14`11"	4pc Bathroom	Second	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"	Bedroom	Second	9`4" x 10`2"
Bedroom	Second	9`2" x 13`1"	Bedroom	Second	10`2" x 11`6"
Bonus Room	Second	15`9" x 15`7"	Bedroom - Primary	Second	12`7" x 15`0"
Laundry	Second	6`4" x 5`11"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2310253**
 Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to 18 Legacy Reach Park! This stunning 2,331 sq ft home by Sterling Homes offers the perfect combination of style, function, and space with premium upgrades galore. Designed with families and entertainers in mind, this home features a rare 4-bedroom upstairs layout and a thoughtfully designed open-concept main floor. At the heart of the home is a chef-inspired kitchen, boasting a massive island perfect for gatherings, gorgeous cabinetry, stainless steel appliances, a gas range, a wall-mounted oven, microwave, and an oversized walk-in custom pantry with built-in shelving. The spacious living area is warm and inviting, featuring big windows that flood the space with natural light and a stylish electric fireplace. A main-floor office provides the ideal space for working from home or studying. Upstairs, a large bonus room offers additional living space, as well as the upstairs laundry room adding everyday convenience. The primary suite is a true retreat, complete with a 5-pc ensuite, featuring a dual vanity, large glass shower, separate soaker tub, and an oversized walk-in closet. The unfinished basement is a blank canvas, ready for your personal touch. Outside, the home is finished with durable and stylish Hardie board siding, enhancing both its curb appeal and longevity. This beautifully upgraded home is the one you've been waiting for—don't miss your chance to make it yours! Call today to book your viewing!**

Inclusions: **S/S Fridge, Gas Stove Top, Wall mount oven, Microwave, Washer, Dryer, Garage Opener + Remote**
 Property Listed By: **Coldwell Banker United**

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









