



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**24 LEGACY REACH View, Calgary t2x 4t6**

MLS®#: **A2196471**      Area: **Legacy**      Listing Date: **02/23/25**      List Price: **\$679,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **2,712 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,655**  
 Low Sqft:  
 Ttl Sqft: **1,655**

DOM

**0**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Entrance**

Construction: **Composite Siding,Vinyl Siding**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,No Smoking Home,Quartz Counters,Separate Entrance,Smart Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**      Zoning: **R-G**  
 Legal Desc: **2110064**

Remarks

Pub Rmks: **AMAZING VALUE IN LEGACY \*\* Best Buy with loads of EXTRAS\*\* including OS Garage with 40Amp service for future E-Vehicle charging, Landscaped, Vinyl Fencing,**

Rental income with finished Basement Suite \*\* A MUST SEE! \*\*\* Welcome to 24 Legacy Reach View SE, an exclusive and thoughtfully designed home that perfectly blends modern upgrades, convenience, and comfort. As you step inside, you'll immediately notice the premium luxury vinyl plank flooring that flows seamlessly throughout the main living areas. Natural light pours in through the large windows, creating a bright and inviting atmosphere. The home is equipped with smart home technology, allowing you to control door locks, the thermostat, air Conditioning, lighting, and even the garage door all from your phone, offering both security and convenience. Top-down, bottom-up blinds on all windows add privacy while allowing for maximum light control. The kitchen is truly the heart of this home, offering a perfect space for both everyday living and entertaining. The custom coffee bar is an ideal addition for coffee lovers, while the upgraded stainless steel appliances, including a gas range and oven, make cooking a pleasure. The 9'7" oversized island is a statement piece, complemented by two-tone shaker cabinets and 3cm thick quartz countertops—an upgraded feature that elevates the entire kitchen. Pull-out drawers in the cabinets and coffee bar offer easy access and extra storage, making this kitchen both functional and stylish. Upstairs, the master suite is a peaceful retreat, complete with his and her closets for ample storage and organization. The ensuite bathroom features a luxurious waterfall shower, while every bathroom in the home is outfitted with elegant quartz countertops and upgraded textured honeycomb tile, adding a beautiful and durable touch to these functional spaces. One of the spare bedrooms also has a walk-in closet, and the stacked washer and dryer, along with additional storage space, offer ultimate convenience. The fully developed legal basement suite is a fantastic addition, providing additional living space that could be used for guests, as a rental suite, or for multi-generational living. With a concrete side entrance and a tiled shower, this suite offers both privacy and comfort. The exterior of this home is just as impressive. The oversized double garage provides plenty of room for parking and storage. A concrete walkway leads from the back door to the garage, and a concrete patio in the backyard is perfect for outdoor living and entertaining. The SE-facing backyard is beautifully landscaped with a garden bed at the front, and a natural gas hookup for your BBQ makes grilling easy and convenient. Vinyl fencing surrounds the yard, offering both privacy and low-maintenance care. This stunning home at 24 Legacy Reach View SE is a perfect blend of luxury, functionality, and modern design. It's truly a dream home waiting for you—don't miss the chance to make it yours!

Inclusions:

Property Listed By:

none  
MaxWell Capital Realty

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





















