



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 LEGACY REACH Court, Calgary T2X5V1**

MLS®#: **A2198767**      Area: **Legacy**      Listing Date: **03/03/25**      List Price: **\$679,000**  
 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: **2025**  
 Lot Information  
 Lot Sz Ar: **3,945 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane, Back Yard**  
 Park Feat: **Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,802**  
 Low Sqft:  
 Ttl Sqft: **1,802**

DOM

**6**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey, Attached-Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **0**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone, Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **None**      Flooring: **Carpet, Ceramic Tile, Hardwood, Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Microwave, Range, Refrigerator**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Bathroom	Suite	0`0" x 0`0"
Nook	Main	8`6" x 13`0"	Great Room	Main	13`0" x 13`0"
Bedroom	Main	10`0" x 10`0"	Bedroom - Primary	Upper	12`0" x 11`0"
Bedroom	Upper	9`8" x 9`9"	Bedroom	Upper	10`9" x 9`0"
Bonus Room	Upper	10`6" x 13`8"	Bedroom	Suite	9`4" x 13`8"
Bedroom	Suite	9`0" x 9`7"	Living Room	Suite	11`5" x 10`2"

