

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



eral Information				DOM	
о Туре:	Residential			6	
Type:	Semi Detached	(Half		<u>Layout</u>	
	Duplex)	Finished Floor Ar	ea	Beds:	6 (4 2)
/Town:	Calgary	Abv Sqft:	1,802	Baths:	4.0 (4 0)
r Built:	2025	Low Sqft:		Style:	2 Storey, Attached-
Information		Ttl Sqft:	1,802		Side by Side
Sz Ar:	3,945 sqft				
Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	0
ess:					-
Feat:	Back Lane,Back	Yard			
Feat:	Parking Pad				

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Natural Gas		Construction: Stone,Vinyl Siding,Wood Flooring:	Frame	
Ext Feat:	None		Carpet,Ceramic Tile,Hard Water Source: Fnd/Bsmt: Poured Concrete	wood,Linoleum	
Kitchen Appl: Int Feat: Utilities:	-	ve,Range,Refrigerator imal Home,No Smoking Home,Oper	n Floorplan,Pantry,Separate Entranc Room Information	e,Stone Counters,Walk-In	Closet(s)
Room 4pc Bathroom 4pc Bathroom Nook Bedroom Bedroom Bonus Room Bedroom		Dimensions 0`0" x 0`0" 0`0" x 0`0" 8`6" x 13`0" 10`0" x 10`0" 9`8" x 9`9" 10`6" x 13`8" 9`0" x 9`7"	Room 4pc Bathroom 4pc Bathroom Great Room Bedroom Bedroom Bedroom Living Room	<u>Level</u> Upper Suite Main Upper Upper Suite Suite	Dimensions 0`0" x 0`0" 0`0" x 0`0" 13`0" x 13`0" 12`0" x 11`0" 10`9" x 9`0" 9`4" x 13`8" 11`5" x 10`2"

	Legal/Tax/Financial
Title:	Zoning:
Fee Simple	TBD
Legal Desc:	2410976
	Remarks
Pub Rmks:	Welcome to 140 Legacy Reach Court, situated in Legacy, one of Calgary's most sought-after communities. Just steps from picturesque walkways along the environmental reserve! This stunning, brand-new Raeya Duplex home boasts a thoughtfully crafted layout that perfectly blends functionality and style. The main floor features a spacious bedroom and full bathroom, complemented by an expansive great room that seamlessly flows into the nook and kitchen, creating an ideal open-concept living space. Upstairs, you'll find three generously sized bedrooms, two bathrooms, a convenient walk-in laundry room, and a versatile bonus room a the center of it all. In addition, this home includes a fully developed two-bedroom legal suite with private rear entrance—perfect for providing extra space for your growing family. Photos are representative.
Pub Rmks: Inclusions:	environmental reserve! This stunning, brand-new Raeya Duplex home boasts a thoughtfully crafted layout that perfectly blends functionality and style. The main floor features a spacious bedroom and full bathroom, complemented by an expansive great room that seamlessly flows into the nook and kitchen, creating an ideal open-concept living space. Upstairs, you'll find three generously sized bedrooms, two bathrooms, a convenient walk-in laundry room, and a versatile bonus room a the center of it all. In addition, this home includes a fully developed two-bedroom legal suite with private rear entrance—perfect for providing extra space for your

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