



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**19 LEGACY REACH Court, Calgary T2X 5V4**

MLS®#: **A2199695**

Area: **Legacy**

Listing Date: **03/06/25**

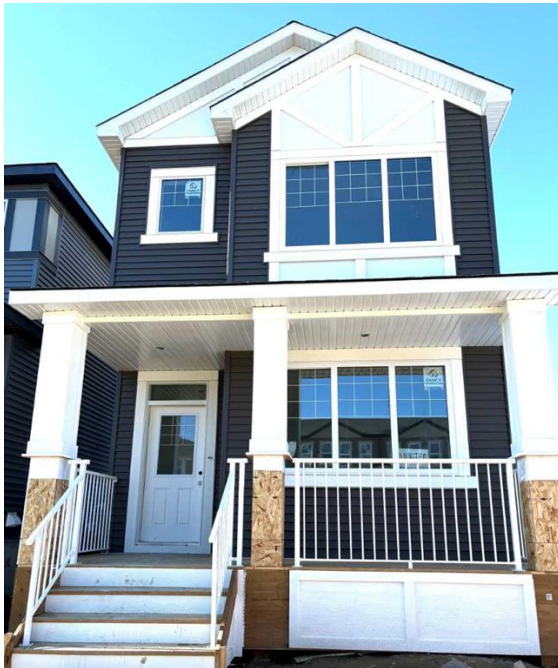
List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **2,750 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,650**  
Low Sqft:  
Ttl Sqft: **1,650**

DOM

**46**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

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

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,Walk-In Closet(s)**

Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Second	4`0" x 4`6"	Great Room	Main	17`4" x 11`8"
Dining Room	Second	13`4" x 9`4"	Kitchen	Second	13`4" x 11`10"
Bedroom - Primary	Third	13`2" x 11`8"	Bedroom	Level 4	10`0" x 8`2"
Bedroom	Level 4	10`0" x 8`6"	4pc Bathroom	Level 4	8`1" x 5`2"
4pc Ensuite bath	Second	9`9" x 5`3"	Laundry	Level 4	4`1" x 5`5"
Bonus Room	Level 4	10`6" x 9`8"			

# Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>R-1</b>
Legal Desc:	<b>241-0976</b>

# Remarks

Pub Rmks:	<p><b>* HUGE GREAT ROOM * SPACIOUS KITCHEN AND DINING AREA * LARGE PRIMARY BEDROOM THAT HAS 10 FT. HIGH CEILINGS * PRIVATE SPARE BEDROOMS LOCATION WITH OWN RECREATION AREA * LOOK MASTER BUILDER</b> has added a long list of Builder upgrades to this MODERN 4 level split 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, 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, 1 set of pots and pans drawers (2 drawers), stylish Blanco Silgranit kitchen sink with soap dispenser, gasline for a gas stove, 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, dignified vinyl tile to be installed in the upper bathrooms and laundry room, 9 ft. of black metal spindles, black door handles, black hinges and matte black bathroom hardware, large laundry area, 6.5 ft long ensuite quartz countertop with 2 undermount sinks, 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, 9 ft. foundation wall height, painted basement floor and stairs, undeveloped basement but there's space for a 4th bathroom, a 4th bedroom and a recreation room, 100 sf rear deck, soffit plug and switch, gasline for BBQ, elegant TUDOR front elevation with tons of stone accenting and a \$500 front landscaping certificate! RMS measurements taken from Builder's blueprints.</p>
Inclusions:	<b>ZEBRA BLIND</b> window coverings (not on doors and not in basement), \$5000 allowance for kitchen appliances at Trail Appliances. \$500 certificate for front yard landscaping.
Property Listed By:	<b>MaxWell Canyon Creek</b>

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

