

\$589,900 - 87 Legacy Reach Court Se, Calgary

MLS® #A2195231

\$589,900

3 Bedroom, 3.00 Bathroom, 1,755 sqft

Single Family on 0.06 Acres

Legacy, Calgary, Alberta

HOME IS UNDER CONSTRUCTION -
OCTOBER 28th

COMPLETION/POSSESSION DAY **OPEN HOUSE THIS SATURDAY AND SUNDAY FROM 12:30 - 4:30 PM. *LOOK MASTER BUILDER has added a long list of Builder upgrades to this amazing wide open 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 that has 8 drawers (2 pots and pans and 6 cutlery) and 4 doors - 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, stylish Blanco Silgranit kitchen sink with soap dispenser, gasline for a gas stove, 7' wide kitchen window, 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 on the main floor, dignified vinyl tile to be installed in the upper bathrooms and laundry room, 4' wide staircase to the upper floor, 16' of black metal spindles from main



floor to upper floor, black door handles, black hinges and matte black bathroom hardware, large 36 sf. laundry room, 6.76' long ensuite quartz countertop with 2 undermount sinks, free standing ensuite tub, 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, 200 AMP electrical panel, 2 sewer backup valves, basement has plumbing rough-ins for a bathroom, laundry facilities and kitchen sink, 9 ft. foundation wall height, painted basement floor and stairs, soffit plug and switch, gasline for BBQ, elegant Prairie front elevation with tons of stone accenting and a \$500 front landscaping certificate! A finished version of this model can be viewed upon request. RMS measurements taken from Builder's blueprints. (id:6289)

Built in 2024

Essential Information

Listing #	A2195231
Price	\$589,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,755
Acres	0.06
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address 87 Legacy Reach Court Se
Subdivision Legacy
City Calgary
Province Alberta
Postal Code T2X5V2

Amenities

Amenities Park, Playground, Schools, S
Features Back lane, No Animal Home,
Parking Spaces 2
Parking Parking Pad

Interior

Appliances See remarks
Heating Natural gas Forced air, Other
Cooling None
Fireplace Yes
of Fireplaces 1
of Stories 2
Basement Separate entrance, Walk out

Exterior

Exterior Stone, Vinyl siding
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office MaxWell Canyon Creek



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