

\$617,500 - 87 Legacy Reach Court Se, Calgary

MLS® #A2195231

\$617,500

3 Bedroom, 3.00 Bathroom, 1,755 sqft
Residential on 0.06 Acres

Legacy, Calgary, Alberta

HOME IS UNDER CONSTRUCTION -
OCTOBER 28th POSSESSION **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.

Built in 2024

Essential Information

MLS® #	A2195231
Price	\$617,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,755
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 87 Legacy Reach Court Se
Subdivision Legacy
City Calgary
County Calgary
Province Alberta
Postal Code T2X 5V2

Amenities

Amenities None
Parking Spaces 2
Parking Parking Pad
of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Bathroom Rough-in, Breakfast Bar, Double Vanity, Low Flow Plumbing Fixtures, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Appliances See Remarks

Heating Forced Air, Natural Gas, High Efficiency, Humidity Control

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Great Room, Mantle

Has Basement Yes

Basement Exterior Entry, Full, Walk-Out, Unfinished

Exterior

Exterior Features Private Yard, BBQ gas line

Lot Description Back Lane, Back Yard, Rectangular Lot

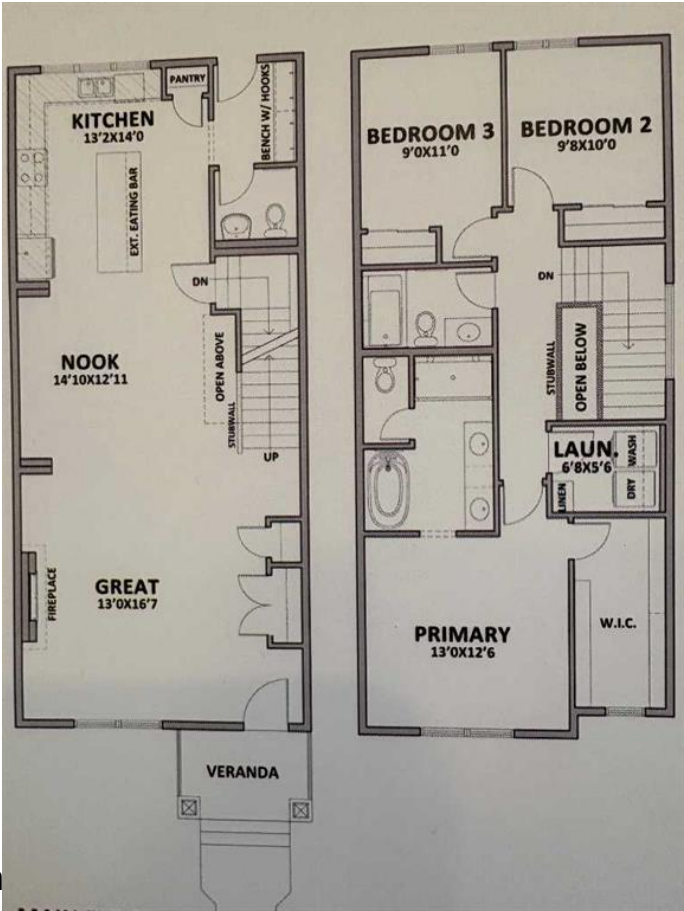
Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Stone

Foundation Poured Concrete

Additional Information

Date Listed February 18th, 2025
Days on Market 191



Zoning	R-1N
HOA Fees	65
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
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