

# \$624,900 - 19 Legacy Reach Court Se, Calgary

MLS® #A2199695

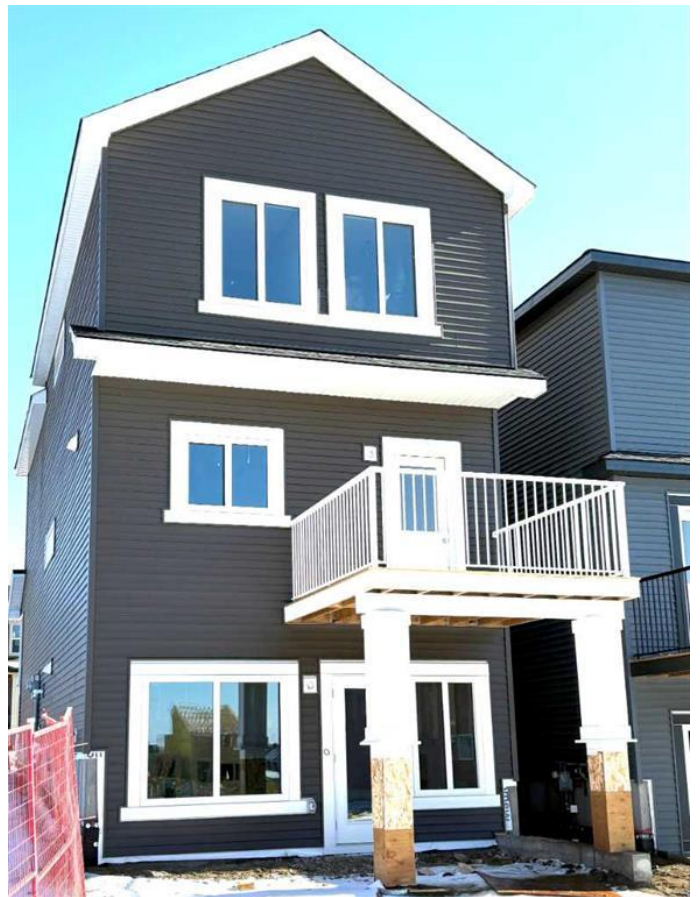
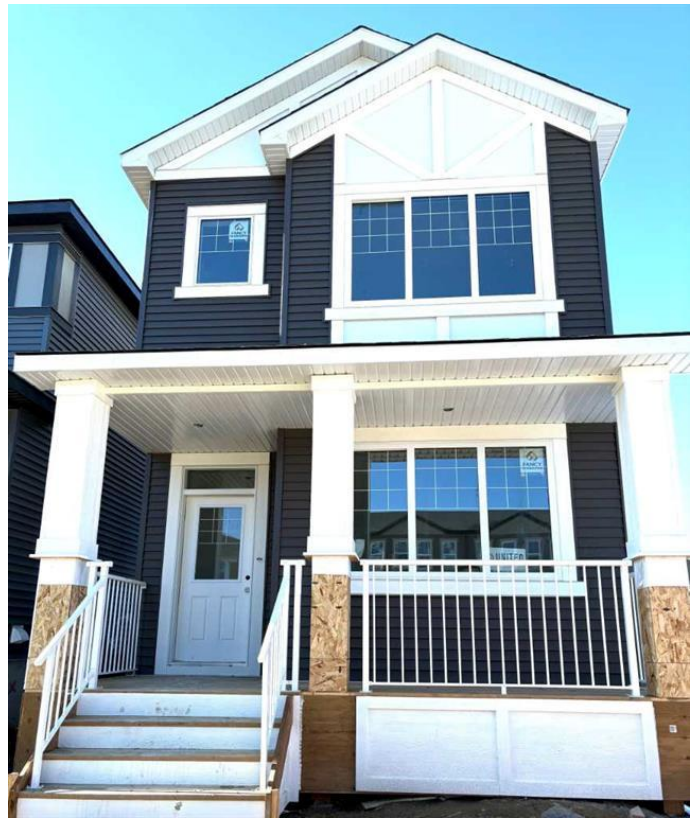
**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,650 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

GST IN INCLUDED IN THE PRICE \* 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 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.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2199695      |
| Price          | \$624,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,650         |
| Acres          | 0.06          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 19 Legacy Reach Court Se |
| Subdivision | Legacy                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 5V4                  |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Break<br>Kitchen Island, Low Flow I<br>Smoking Home, Open Floor<br>Entrance, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                       |
| Heating           | High Efficiency, Forced Air, H                                                                                    |
| Cooling           | None                                                                                                              |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | Electric, Great Room, Mantle                                                                                      |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished, Walk-Out                                                                                        |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, Private Yard      |
| Lot Description   | Back Lane, Back Yard            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 52              |
| Zoning         | R-1             |
| HOA Fees       | 65              |
| HOA Fees Freq. | ANN             |



**Listing Details**

Listing Office                      MaxWell Canyon Creek

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