

# \$599,900 - 87 Legacy Reach Court Se, Calgary

MLS® #A2195231

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,755 sqft  
Residential 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.

Built in 2024

**Essential Information**

MLS® #	A2195231
Price	\$599,900
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

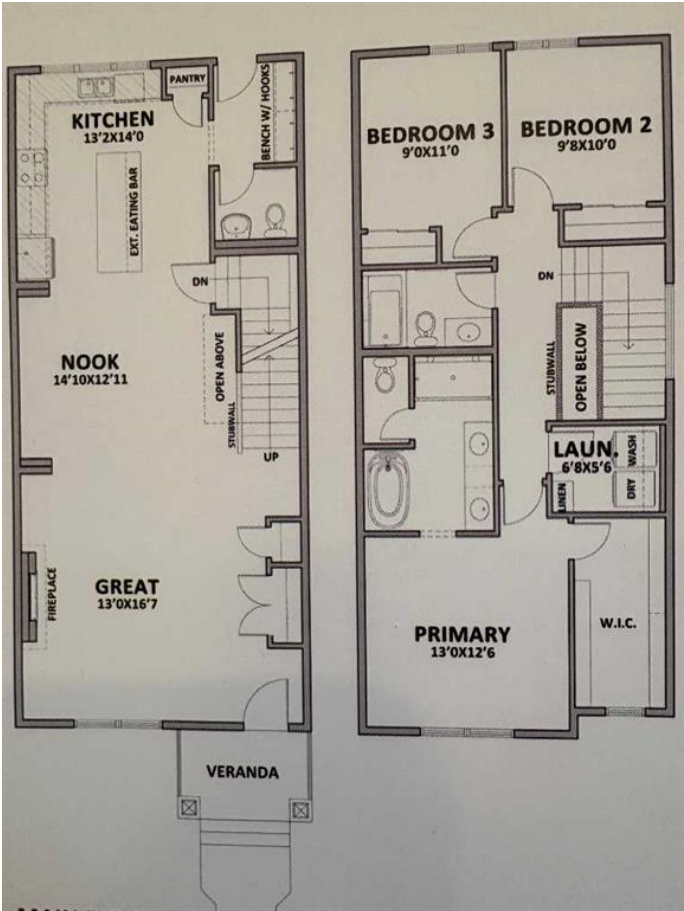
Interior Features Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Separate Entrance, Walk-In Closet(s)  
Appliances See Remarks  
Heating Forced Air, Natural Gas, High Efficiency, Humidity Control  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Great Room, Mantle  
Has Basement Yes  
Basement Full, Exterior Entry, Unfinished, Walk-Out

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	207
Zoning	R-1N
HOA Fees	65
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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