

\$655,000 - 59 Legacy Reach Court Se, Calgary

MLS® #A2185656

\$655,000

4 Bedroom, 3.00 Bathroom, 1,798 sqft
Residential on 0.07 Acres

Legacy, Calgary, Alberta

The possession date for the house is set for March 21, 2025. The purchase agreement will be drafted on the builder's paperwork, with the current owner selling the purchase agreement to the new buyer. All purchase contracts to be written on Builder Contract Only (Builder will prepare all paperwork - no exceptions). Builder will cover standard legal fees up to certain amount if Builder's lawyer is used. Disbursement fees are not included. RMS measurements taken from Builder's blueprints. Interior pictures are of same model show home so some components are not included. **CHILDREN UNDER AGE OF 18 ARE NOT ALLOWED AT THE SITE DUE TO SAFETY REASON.** Stunning Home in Legacy by Shane Homes â€“ Packed with Premium Upgrades

Welcome to this exceptional property in the sought-after Legacy community, crafted by the renowned Shane Homes. This home showcases exquisite design, unmatched functionality, and a long list of premium upgrades that set it apart.

Main Floor Convenience: Includes a full bedroom and full bathroom, perfect for multi-generational living or hosting guests.

Walk-Out Basement: A walk-out basement with 9 ft ceilings, offering endless potential for additional living or entertaining space.



Full-Length Deck: A spacious full-length deck extends your living area outdoors, ideal for relaxing or entertaining.

Upgraded Kitchen Appliances:

4-Door Fridge with waterline for convenience.

Smart WiFi-Enabled Range with a built-in air fryer and convection oven for the modern chef.

Venmar Hood Fan, enhancing both performance and aesthetics.

Panasonic Microwave Built into the Island with a sleek trim kit.

LG Dishwasher with a stainless-steel tub and three trays for added efficiency.

Kitchen Cabinets Finished to the Top with risers for a polished look.

Soft-Close Hinges for quiet and effortless functionality.

Black Stone Sink paired with black faucets for a modern, cohesive design.

Showroom Colors: Upgraded, professionally selected colors that create a stylish and timeless aesthetic.

Upgraded LVP Flooring and tiles for durability and elegance.

Black Hardware Throughout: Includes sleek black finishes on door handles, faucets, bathroom rods, and more.

Additional Drawers in Washroom Cabinets for enhanced storage.

Upgraded Toilets for added comfort and

efficiency.

Black Faucets that blend seamlessly with the modern design theme.

Front-Load Washer and Dryer:
High-performance appliances for your laundry needs.

Selection Center Upgrades: Every detail of this home reflects careful planning and upgraded selections.

This home is a true masterpiece, offering an elegant lifestyle with thoughtful upgrades and superior craftsmanship. Located in the vibrant community of Legacy, this property is close to amenities, green spaces, and schools, making it perfect for families or professionals.

Built in 2025

Essential Information

MLS® #	A2185656
Price	\$655,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,798
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

Community Information

Address	59 Legacy Reach Court Se
Subdivision	Legacy
City	Calgary



County	Calgary
Province	Alberta
Postal Code	T2X5V2

Amenities

Amenities	None
Parking Spaces	4
Parking	Parking Pad, Off Street

Interior

Interior Features	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Washer/Dryer, Built-In Refrigerator, Built-In Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Out, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 6th, 2025
Days on Market	64
Zoning	R-1N
HOA Fees	65
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.