

\$640,000 - 86 Legacy Reach Common Se, Calgary

MLS® #A2157215

\$640,000

3 Bedroom, 3.00 Bathroom, 1,642 sqft

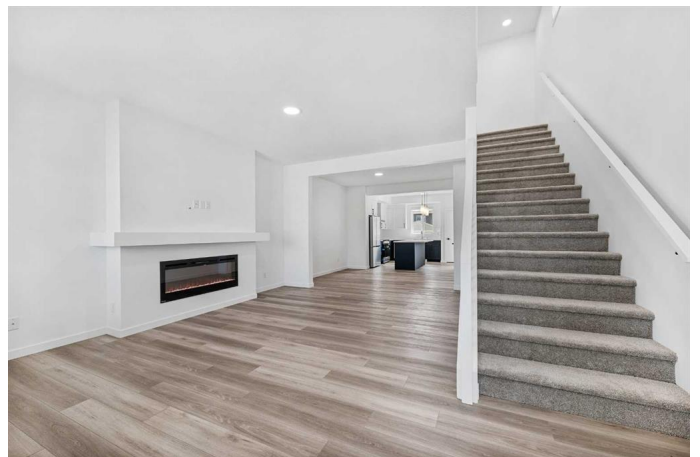
Residential on 0.06 Acres

Legacy, Calgary, Alberta

Welcome to your dream home! This gorgeous 3-bedroom, 2.5-bathroom residence offers the perfect blend of elegance and practicality, making it ideal for families and investors alike.

This stunning property features a spacious open-concept design, ensuring plenty of natural light throughout the main living areas. The living room is perfect for entertaining, boasting a cozy fireplace and stylish finishes that enhance the inviting atmosphere. The modern gourmet kitchen is a chef's delight, equipped with high-end stainless steel appliances, quartz countertops, and a large island with seating, making meal preparation a pleasure.

Retreat to the luxurious primary suite, complete with a walk-in closet and a private en-suite bathroom. Two additional well-appointed bedrooms provide ample space for family or guests, ensuring comfort and privacy for all. One of the standout features of this property is the basement, which includes a separate entrance. A secondary suite would be subject to approval and Permitting by the city. It would be Perfect for generating rental income or accommodating extended family. Located in a sought-after neighborhood, this home is close to schools, parks, shopping, and dining. With easy access to public transportation and major highways, convenience is at your doorstep. Don't miss the opportunity to own this exquisite home with endless possibilities! Contact us today for a private viewing and make this dream home



your reality.

Built in 2024

Essential Information

MLS® #	A2157215
Price	\$640,000
Sold Price	\$645,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,642
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	86 Legacy Reach Common Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4G9

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

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

Additional Information

Date Listed	August 13th, 2024
Date Sold	September 5th, 2024
Days on Market	23
Zoning	R-1
HOA Fees	65.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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