

# \$621,670 - 58 Legacy Reach Bay Se, Calgary

MLS® #A2162026

**\$621,670**

3 Bedroom, 3.00 Bathroom, 1,755 sqft  
Residential on 0.07 Acres

Legacy, Calgary, Alberta

Buying A quick possession "NEW BUILT HOME" could be the best purchasing decision you can make in this ever changing market! LOOK MASTER BUILDER has added a long list of Builder upgrades to this amazing wide open model to ensure that you'll be thrilled with the final results on the possession day which will be in October! 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, built-in microwave, canopy hood fan rough-in, elegant Ames picket hexagon tiled kitchen backsplash, 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, side entry door to basement, clean air filtration system(HRV), General Aire drip humidifier, 96% high efficiency 2 stage multi-speed furnace, 80 gal US hot water tank, SMART Thermostat with HRV control, 200 AMP electrical panel, 2 sewer backup valves, basement has plumbing rough-ins for bathroom, laundry facilities and kitchen sink, 9 ft. foundation wall height, painted basement floor and stairs, soffit plug and switch, gasline for BBQ, deck nailer board, elegant Prairie front elevation with tons of stone accenting and a \$500 front landscaping certificate! The Builder has 6 other quick possession homes for sale. RMS measurements taken from Builder's blueprints. Call your favourite realtor today and book an appointment!

Built in 2024

**Essential Information**

MLS® #	A2162026
Price	\$621,670
Sold Price	\$621,670
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,755
Acres	0.07
Year Built	2024

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	58 Legacy Reach Bay Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5W6

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Breakfast Bar, Double Vanity Home, No Smoking Home, Separate Entrance, Soaking Low Flow Plumbing Fixtures
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Appliances	See Remarks
Heating	High Efficiency, Forced Air, Natural Gas, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantle, Great Room
Has Basement	Yes
Basement	Full, Unfinished, Separate/Exterior Entry

### Exterior

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

### Additional Information



Date Listed	September 2nd, 2024
Date Sold	October 22nd, 2024
Days on Market	50
Zoning	R-1
HOA Fees	65.00
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Canyon Creek
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