

# \$611,817 - 81 Legacy Reach Circle Se, Calgary

MLS® #A2164347

**\$611,817**

3 Bedroom, 3.00 Bathroom, 1,624 sqft

Residential on 0.06 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 is estimated to be in January. Check and compare the standard features : A 6 ft. long kitchen island that has 3 cutlery drawers and 2 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, canopy hood fan rough-in, upgraded kitchen backsplash, spacious kitchen pantry, 36" high upper cabinets, stylish BLANCO SILGRANIT kitchen sink with soap dispenser, a rough-in gasline for range, large great room with a 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, 5' of black metal spindles , black door handles, black hinges and matte black bathroom hardware, upper floor laundry room, upper floor bonus room, separate linen



closet, 6' 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, 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 a kitchen sink, 9 ft. foundation wall height, painted basement floor and stairs, soffit plug and switch, gasline for BBQ, deck nailer board, elegant "ARTS AND CRAFTS" 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® #	A2164347
Price	\$611,817
Sold Price	\$608,667
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,624
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached

Style 2 Storey  
Status Sold

**Community Information**

Address 81 Legacy Reach Circle 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 Kitchen Island, No Animal H  
Pantry, Quartz Counters, S  
Flow Plumbing Fixtures  
  
Appliances See Remarks  
Heating Forced Air, Natural Gas, High  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Mantle, Great Room  
Has Basement Yes  
Basement Separate/Exterior Entry, Full, Unfinished

**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 September 14th, 2024  
Date Sold October 1st, 2024



Days on Market	17
Zoning	R-1
HOA Fees	65.00
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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