

89 Legacy Reach Circle SE  
Calgary, Alberta

MLS # A2214232



**\$659,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,861 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, stove, microwave, dishwasher, all window coverings, remainder of new home warranty

Welcome to your dream home in the vibrant and amenity-rich community of Legacy! This brand-new, NEVER LIVED-IN 2-storey residence offers the perfect blend of luxury, functionality, and family-friendly design. Unlike many new builds, this home comes complete with professionally installed window coverings throughout, saving you time and expense. The builder is scheduled to return in May to add an elegant brick facade, enhancing the home's curb appeal. Step inside to discover 9' ceilings and luxury vinyl plank flooring that flows seamlessly throughout the main floor. The open-concept living area features a cozy electric fireplace with a stylish mantle, perfect for family gatherings. The gourmet kitchen boasts stainless steel appliances including an upgraded fridge with water dispenser, quartz countertops, a large island with breakfast bar, electric stove with gas hook-up, and a spacious pantry. A main floor bedroom and RARE FULL BATHROOM with quartz counters and a tiled tub/shower combo offer convenience for guests or multi-generational living. At the rear, a mudroom with a bench and coat hooks leads to the backyard, where there's potential to build a garage off the back alley. Upstairs, you'll find a dedicated laundry room (washer and dryer not included), a main bathroom with quartz counters, tile floors, and a tiled tub/shower combo, plus 3 bedrooms (2 with walk-in closets). The primary suite is a true retreat, featuring a massive walk-in closet and a luxurious ensuite with dual sinks, quartz counters, tile floors, a beautiful soaker tub, and a tiled shower. The undeveloped basement offers a separate side entrance, laundry hook-up, bathroom rough-in, and one existing window with the option to add another, providing endless possibilities for future development. Located in Legacy, a master-planned community designed with families in mind, you'll enjoy access

to over 300 acres of protected environmental reserve, 15 km of scenic walking paths, and numerous parks and playgrounds. The community boasts 4 bustling shopping districts, including Township, featuring over 1.7 million square feet of shops, services, and restaurants. Families will appreciate the proximity to schools like All Saints High School and future educational facilities. With quick access to Macleod Trail and Highway 22X, commuting downtown or escaping to the mountains is a breeze. Don't miss this exceptional opportunity to own a turnkey family home (with option to add a basement legal suite) in one of Calgary's most sought-after communities! Immediate possession available. New home warranty is transferable to the buyer.