

# \$634,900 - 83 Legacy Reach Court Se, Calgary

MLS® #A2236872

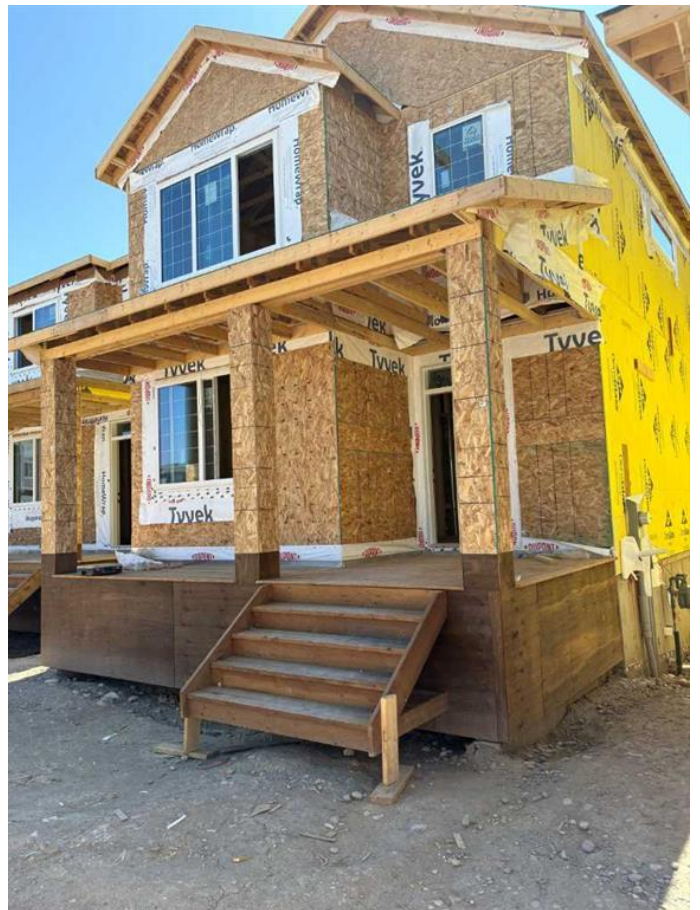
**\$634,900**

4 Bedroom, 4.00 Bathroom, 1,870 sqft

Residential on 0.07 Acres

Legacy, Calgary, Alberta

HOME IS ALMOST READY FOR DRYWALL \*  
LOOK MASTER BUILDER has added a long list of Builder upgrades to this amazing wide open WALKOUT BASEMENT HOME that features a Main Floor Bedroom and a Main Floor 4 piece Bathroom. Check and compare the standard features : 9 ft. long kitchen island, 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, cabinets roughed-in for a built-in microwave, chimney hood fan rough-in, spacious kitchen pantry, 36" high upper cabinets, stylish Blanco Silgranit kitchen sink with soap dispenser, gasline for a gas stove, 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, wide staircase to the upper floor, 15 ft. 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 ft. long ensuite quartz countertop with 2 undermount sinks, free standing ensuite tub, 4' 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, full width front veranda, clean air filtration system(HRV), General Aire drip humidifier, 96% high efficiency 2 stage multi-speed furnace, 80 gal US hot water tank, ECOBEE SMART Thermostat with HRV control, 200 AMP electrical panel, 2 sewer backup valves, basement has plumbing rough-ins for a bathroom, laundry facilities and kitchen sink, 9 ft. foundation wall height, painted basement floor and stairs, soffit plug and switch, gasline for BBQ, elegant Tudor styled front elevation with tons of stone accenting and a \$500 front landscaping certificate! RMS measurements taken from Builder's blueprints.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236872    |
| Price          | \$634,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,870       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 83 Legacy Reach Court Se |
| Subdivision | Legacy                   |

City                      Calgary  
County                  Calgary  
Province                Alberta  
Postal Code            T2X 5V2

**Amenities**

Amenities              None  
Parking Spaces        2  
Parking                Parking Pad  
# of Garages            2

**Interior**

Interior Features      Bathroom Rough-in, Break  
                                 Kitchen Island, Low Flow  
                                 Smoking Home, Open Floor  
                                 Entrance, Soaking Tub, Walk  
  
Appliances              See Remarks  
Heating                High Efficiency, Forced Air, H  
Cooling                None  
Fireplace               Yes  
# of Fireplaces        1  
Fireplaces              Electric, Great Room, Mantle  
Has Basement          Yes  
Basement               Exterior Entry, Full, Unfinished, Walk-Out

**Exterior**

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

**Additional Information**

Date Listed            July 10th, 2025  
Days on Market        2  
Zoning                  R-1N  
HOA Fees               65  
HOA Fees Freq.       ANN

**Listing Details**



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