

# \$659,900 - 89 Legacy Reach Circle Se, Calgary

MLS® #A2214232

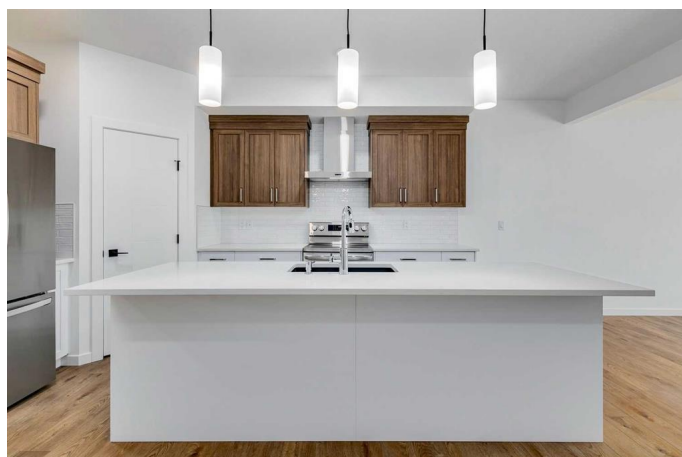
**\$659,900**

4 Bedroom, 3.00 Bathroom, 1,861 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

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 façade, 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.

Built in 2025

**Essential Information**

MLS® #	A2214232
Price	\$659,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,861
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
--------	--------

### Community Information

Address	89 Legacy Reach Circle Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5V4

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

### Interior

Interior Features	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), Bathroom Rough-in
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	April 25th, 2025
Days on Market	8
Zoning	R-1N

HOA Fees 60  
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.