

# \$639,900 - 35 Legacy Reach Court Se, Calgary

MLS® #A2221699

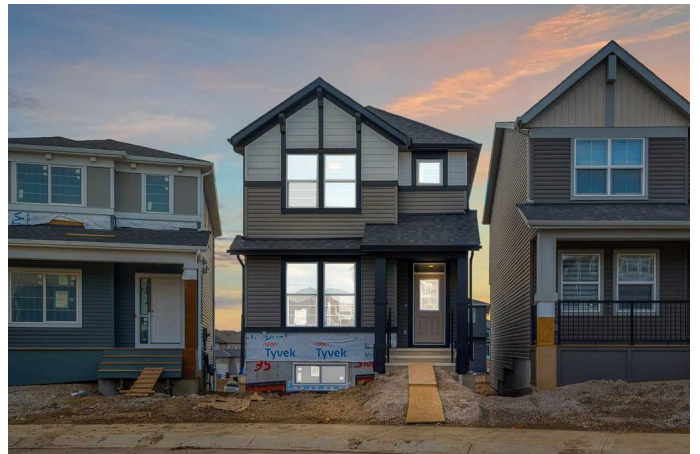
**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,588 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

# Virtual Tour# Located in the heart of Southeast Calgary, the community of Legacy offers an exceptional blend of modern convenience and natural beauty, making it a prime location for those seeking both lifestyle and functionality. With over 300 acres of protected environmental reserve, Legacy provides residents with ample opportunities to immerse themselves in nature. Walking paths, parks, and scenic picnic areas weave through the neighborhood, creating a serene backdrop for everyday life and outdoor recreation. For families, Legacy boasts nearby schools and easy access to everything you might need within minutes of your front door. Step Inside, a generous family room provides the perfect space for your home entertainment setup. The main level features pristine light-colored Luxury Vinyl floors throughout, creating a warm and inviting atmosphere. The dining room is large enough to host family gatherings of any size, while the upgraded kitchen at the back of the home is a chef's dream. It boasts ample counter space with quartz countertops, an oversized island, stainless steel appliances and white cabinets. The main floor is completed by a convenient 2-piece bathroom and a spacious mudroom with a back door. As you move upstairs, you will find a Large Primary Bedroom with a Walk-in Closet and Ensuite with standing shower. Upstairs, there are 2 additional good sized rooms, and another 3-piece Bathroom. The Laundry is also very conveniently located on



the Upper Level. This will save your back from carrying hampers up and down the stairs! The walk up basement with separate entrance is a canvas of potential, awaits your future vision, adding to the allure of this magnificent home. Donâ€™t miss your chance to make this incredible property your next homeâ€”contact your favorite Realtor today for a private showing!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2221699    |
| Price          | \$639,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,588       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 35 Legacy Reach Court Se |
| Subdivision | Legacy                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 5V2                  |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                   |
| Cooling           | None                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Unfinished, Walk-Up To Grade                                                                                                        |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other, Private Yard                |
| Lot Description   | Back Yard, Environmental Reserve   |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 21             |
| Zoning         | R-G            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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