

\$669,999 - 89 Legacy Reach Circle Se, Calgary

MLS® #A2207049

\$669,999

4 Bedroom, 3.00 Bathroom, 1,875 sqft
Residential on 0.06 Acres

Legacy, Calgary, Alberta

Open House Sat. April 5th, from 12:30 to 3:30 PM. Mere Listing, Sellers represent themselves selling property. Come check out this thoughtfully designed home that offers a seamless flow between spaces, creating a welcoming and functional environment for you and your family. This is a brand-new home in the community of Legacy, that offers over 1850 square feet of living space. Main floor features; a modern open floor plan, warm natural wood looking Luxury Vinyl Plank throughout the main floor and a rich cabinetry in the kitchen with one-inch thick quartz countertop, 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 and spacious kitchen pantry. Further, a spacious living room with modern electric fireplace, a fireplace mantle, an in-wall conduit for a TV above the fireplace mantle. The main floor also features a one bedroom and a full washroom. The 2nd floor feature three spacious bedrooms, massive 6-piece ensuite, free standing tub, shower, and duel undermount sinks. The 2nd floor also feature a large laundry room and brand-new Samsung top load washer and front load dryer. This house has upgraded LG appliances, counter-depth fridge and modern chimney hood fan. This home has lots of upgrades throughout the house, include built-in bench and coat hooks unit in the mudroom, 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 hot water tank, ECOBEE SMART Thermostat with HRV control, side-door, 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 and waiting for your development. This exceptional home offers a rare combination of comfort, convenience, and natural beauty. Give you and your family the space you deserve. Don't miss your chance to experience the charm of Legacy living. Schedule your private tour today and envision your new life and why is the perfect place to call your family home.

Built in 2025

Essential Information

MLS® #	A2207049
Price	\$669,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,875
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 None
Parking Spaces 2
Parking Parking Pad

Interior

Interior Features Double Vanity
Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric
Has Basement Yes
Basement Exterior Entry, See Remarks, Unfinished

Exterior

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

Additional Information

Date Listed March 31st, 2025
Days on Market 5
Zoning R-1N
HOA Fees 65
HOA Fees Freq. ANN

Listing Details

Listing Office First Place Realty

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