



# 35 Legacy Reach Court Calgary Alberta

\$642,300

Legacy - 35 Legacy Reach Court SE: UNDER CONSTRUCTION OPPORTUNITY. Welcome to this Sienna model home built by Shane Homes featuring 1,559 sq ft of development, 3 bedrooms, and 2.5 bathrooms. The spacious main floor has luxury vinyl plank throughout; a central kitchen with an island with ample seating, pantry shelves, and stainless steel appliances including an electric range, refrigerator, dishwasher, a chimney hood fan, and microwave; a separate dining area, and living room. Additional features to the main floor include a 2 pc powder room with pedestal sink, front entry with coat closet, mudroom with closet and bench. The second floor features a primary bedroom with a walk-in closet and 3 pc ensuite; 2 additional bedrooms - one bedroom with a walk-in closet; a 4 pc main bathroom, a laundry closet with side-by-side washer/dryer and shelf for storage; and a linen closet. The basement remains unspoiled with upgrades including a separate rear walk-up access, 9ft basement foundation, laundry rough-in, wet bar rough-in, bathroom rough-in, and a gas line for an additional furnace to make future development easy. The backyard has a gravel parking pad providing parking for 2 vehicles. This home is located in the community of Legacy, close to parks, pathways, shops, schools, and a short commute to Macleod Trail, Stoney Trail, and Deerfoot Trail (QE II). Call for more info!

\*Photos from existing Shane Homes showhomes of the same model. Selections, upgrades, and colors may vary.\* (id:6769)

- Kitchen 11.58 Ft x 14.58 Ft
- Dining room 11.58 Ft x 10.00 Ft
- Dining room 12.58 Ft x 14.17 Ft
- 2pc Bathroom Measurements not available
- Primary Bedroom 12.58 Ft x 14.58 Ft

- Bedroom 9.25 Ft x 9.58 Ft
- Bedroom 9.17 Ft x 10.00 Ft
- 3pc Bathroom Measurements not available
- 4pc Bathroom Measurements not available
- Laundry room 4.58 Ft x 5.75 Ft

Listing Presented By:



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<http://www.connectgroupcalgary.com/>



See

### Mirror

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