



# 39 Legacy Reach Court Calgary Alberta

\$688,000

Legacy - 39 Legacy Reach Court SE: UNDER CONSTRUCTION OPPORTUNITY. Situated in the established community of Legacy, this Valencia Model by Shane Homes has 1,716 sq ft, 3 bedrooms, 2.5 bathrooms and a walk-out basement. The open main floor has the kitchen to the rear of the home with stainless steel appliances including chimney hood fan and microwave; kitchen island for additional seating and storage; large walk-in pantry; central dining area, living room, 2 pc powder room with pedestal sink. The upper level has a primary bedroom with walk-in closet, 4 pc bathroom with dual sinks and walk-in shower; 2 additional bedrooms to the rear of the home; a central bonus room, 4 pc main bathroom, stacked laundry and linen storage. The unspoiled basement includes essential rough-ins for future basement development such as gas rough-in for additional furnace, 3 pc bath rough-in, rough-in for separate laundry, rough-in for future wet bar. Situated on a pie lot, the backyard has a gravel parking pad and ample parking for 2 vehicles. Situated in the community of Legacy, this home is close to parks, pathways, shops, schools, and a short commute to Macleod Trail, Stoney Trail, and Deerfoot Trail (QE II). Call for more info! (id:6769)

Kitchen 12.67 Ft x 12.75 Ft  
Dining room 12.83 Ft x 11.67 Ft  
Living room 11.83 Ft x 17.00 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 13.50 Ft x 13.50 Ft  
Bedroom 9.25 Ft x 11.00 Ft

Bedroom 9.17 Ft x 10.00 Ft  
Bonus Room 13.50 Ft x 10.50 Ft  
4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Laundry room 3.67 Ft x 2.17 Ft

Listing Presented By:



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