

# \$699,999 - 131 Legacy Reach Court Se, Calgary

MLS® #A2213339

**\$699,999**

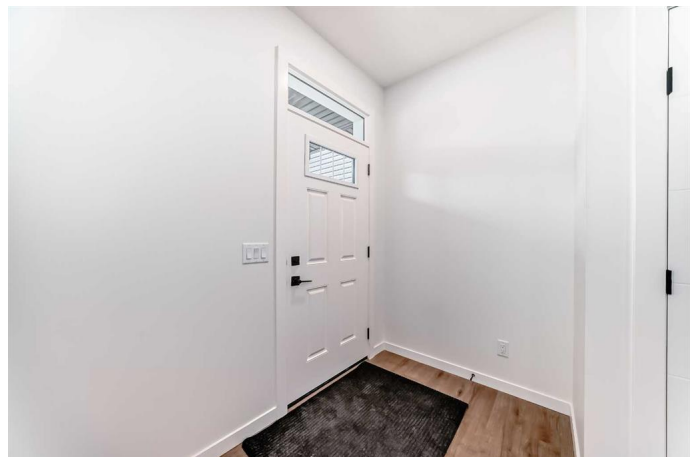
4 Bedroom, 4.00 Bathroom, 1,758 sqft

Residential on 0.07 Acres

Legacy, Calgary, Alberta

**BACK TO THE MARKET DUE TO FINANCING.** Welcome to this stunning 3 BEDROOM DETACHED HOUSE WITH ONE BEDROOM LEGAL SECONDARY SUITE!!

Stepping into this home, the bright large front covered porch welcomes you and ideal for that evening relaxation. This bright open concept is suited in the prestigious SE community of Legacy. It offers a stunning neutral color palate with tons of modern updates. The expansive main level features luxury vinyl plank flooring, electric fireplace, high ceilings, updated lighting package and rare kitchen with lots of natural light. The kitchen boasts all stainless steel appliances and 2 tone custom cabinetry, sleek quartz counters with custom tiled backsplash and a large island with breakfast bar. Large windows in the kitchen overlook your back yard. A powder room completes the main level. On the upper floor you'll find the bright primary bedroom with walk-in closet as well as a massive 5 piece spa-like ensuite. You'll also find 2 additional bedrooms, a laundry room & a full bath on the upper level. The basement level is fully developed and comes complete with a fully separate 1 bedroom LEGAL SUITE with side entrance. The suite comes equipped with a full upgraded kitchen, 4 pc. bath, bedroom, separate laundry room, storage, and a large family room. The mechanical room is separated from the legal secondary suite making it ideal to access without notifying the basement occupant before entry.



Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213339    |
| Price          | \$699,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,758       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 131 Legacy Reach Court Se |
| Subdivision | Legacy                    |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2X 5V1                   |

Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Other                           |
| Parking Spaces | 4                               |
| Parking        | Parking Pad, Alley Access, Boat |

Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Gas Stove |
| Heating           | Forced Air                                                                                                                     |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |

|              |                                       |
|--------------|---------------------------------------|
| Fireplaces   | Great Room, Electric                  |
| Has Basement | Yes                                   |
| Basement     | Exterior Entry, Finished, Full, Suite |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 113              |
| Zoning         | R-G              |
| HOA Fees       | 60               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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