



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**139 Legacy Reach Park SE**  
**Calgary, Alberta**

**MLS # A2218432**



**\$874,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,366 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Alarm system and cameras		

Stunning Upgraded Trico Built Home with River Valley Views | 139 Legacy Reach Park SE Welcome to 139 Legacy Reach Park SE &ndash; a beautifully upgraded and meticulously maintained Trico-built home located on a premium oversized lot with breathtaking views of the river valley. Boasting 2,366 sq. ft. of thoughtfully designed living space, this 3-bedroom, 2.5-bathroom home combines luxury, functionality, and comfort. From the moment you step inside, you&rsquo;ll be impressed by soaring 9-foot ceilings, elegant engineered hardwood floors, and the vaulted great room that opens to the second floor&mdash;creating a bright, open, and welcoming atmosphere. Large windows throughout the home flood every space with natural light while perfectly framing the serene natural surroundings. The heart of the home is the gourmet chef&rsquo;s kitchen, complete with: Built-in Whirlpool stainless steel appliances A striking chimney hood fan 42&rdquo; upper cabinets with undermount lighting Expansive quartz countertops including an oversized island with breakfast bar Walkthrough pantry connecting to the mudroom and insulated double garage Ideal for entertaining, the main floor offers a spacious dining area, cozy living room with a feature tile-surround gas fireplace, and direct access to the rear deck with gas line&mdash;perfect for summer barbecues. Upstairs, the bonus room with tray ceiling is ideal for family movie nights or a quiet retreat. The luxurious primary suite features a large walk-in closet with motion-sensor lighting and a spa-inspired ensuite with: Dual vanities Oversized glass shower Deep soaker tub Two additional bedrooms, a full bathroom with double sinks, and a spacious laundry room complete the upper level. The unfinished basement with 9&rsquo; ceilings offers endless potential for future development. Additional upgrades include: A professionally

installed Telus security system with 4 exterior cameras Built-in Smart Home wiring with video doorbell rough-in and motion detectors HRV air filtration system Hot tub wiring rough-in Exposed aggregate driveway Ceiling-mounted Wi-Fi access points Multiple TV/media wire conduits Located steps from scenic walking and biking paths overlooking the river valley and within close proximity to schools, parks, shopping, and amenities, this Legacy home truly offers the perfect balance of lifestyle and luxury. Don't miss your opportunity to own this exceptional property—schedule your private showing today!