



GRASSROOTS
REALTY GROUP

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14 Legacy Reach Bay SE
Calgary, Alberta

MLS # A2221647



\$875,000

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|------------------|--|---------------|------------------|
| Division: | Legacy | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,226 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Views | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Asphalt, Cement Fiber Board, Stone, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Welcome home to your BRAND NEW, MOVE-IN READY DETACHED home in LEGACY! Where clean design, premium upgrades, and future-ready features (like the SOLAR PANEL ROUGH-IN) come together on a quiet CUL-DE-SAC w/ NO HOMES BEHIND YOU – just wide-open skies and uninterrupted backyard views! The main floor features wide-plank luxury vinyl flooring and a spacious open-concept layout. You’ll love the beautifully styled kitchen, complete w/ UPGRADED TOUCHLESS CABINETS, quartz counters, an extended island, a walk-in pantry, and a striking UPGRADED BACKSPLASH that adds texture and depth. The premium appliance package includes all UPGRADED KITCHENAID APPLIANCES, UPGRADED SAMSUNG FRIDGE, a LARGER SINK, and GARBURATOR for extra functionality. The attached dining space enjoys designer lighting and views into the bright living room, centred around a sleek linear fireplace wrapped in UPGRADED TILE, while oversized windows frame views of the green space behind. A bright and large MAIN FLOOR BED/OFFICE SPACE has DUAL CLOSETS w/ quick access to the 3-PC BATH w/ walk-in shower and upgraded mirror. There’s also an ADDITIONAL BROOM CLOSET W/ SHELF + OUTLET, upgraded black hardware, and a WALKTHROUGH MUDROOM that leads directly into the FRONT-ATTACHED GARAGE w/ a ONE-FOOT EXTENSION, 240V OUTLET, and FUTURE GARAGE FURNACE ROUGH-IN. This garage is big enough to fit a pickup and SUV, w/ room to spare, plus enjoy additional parking around the centre island on the cul-de-sac! The home also features installed exterior cameras w/ a screen in the mudroom for your family’s security. Upgraded larger windows in the staircase w/ upgraded railing lead you upstairs to the bright

bonus room. The primary suite overlooks the quiet backyard and features a generous walk-in closet, plush carpeting w/ an 8LB PAD, and a serene ensuite w/ dual sinks, a soaker tub, and an oversized glass shower. Two secondary bedrooms, one w/ DUAL CLOSETS, a full bathroom w/ UPGRADED MIRROR and modern vanity, and a LAUNDRY ROOM W/ AN ADDED SINK and UPGRADED SAMSUNG washer/dryer complete the upper level. Downstairs, the basement is a blank slate! ROUGHED-IN FOR A FUTURE 2-BED LEGAL SUITE (subject to permits and approvals) w/ a PRIVATE SIDE ENTRANCE and ADDITIONAL WINDOW, this space is ready for your vision, whether it's rental income, a multigenerational setup, or ultimate rec space. Legacy is one of south Calgary's most thoughtfully planned communities, w/ over 300 acres of green space and access to over 15 km of scenic walking paths. Just a 2-min drive or 10-min walk takes you to Legacy Village, where you'll find Sobeys, The Mash, F45, Starbucks, and Tim Hortons. Schools in the area include All Saints High School, Legacy School, and nearby Catholic and public options in Walden and Cranston. Quick access to Macleod Trail and Stoney Trail makes commuting easy in any direction. And w/ Township Shopping Centre, South Health Campus, and the Seton YMCA all under 15 min away, everything you need is within reach.