



GRASSROOTS
REALTY GROUP

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12 Legacy Reach View SE
Calgary, Alberta

MLS # A2246499



\$579,900

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|------------------|---|---------------|------------------|
| Division: | Legacy | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,816 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, Off Street | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Low Maintenance Landscape | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Humidity Control | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home | | |

Inclusions: N/A

3 Beds | 2.5 Baths | Oversize Heated garage | High Ceiling | Great Location | Stylish Former Showhome Loaded with High-End Upgrades! Discover this stunning semi-detached home where quality meets comfort. Featuring soaring ceilings and upgraded luxury vinyl plank flooring throughout—even on the stairs—this home offers a bright, open layout perfect for modern living. The kitchen and bathrooms are finished with elegant quartz countertops, while built-in speakers and a pre-wired security system add convenience and peace of mind. Ideal for a small family, this move-in-ready gem is just steps from the future K–9 Catholic school (opening early 2026), surrounded by beautiful parks, and minutes from shopping, dining, and everyday essentials. A rare opportunity to own a showhome-quality property in a growing, family-friendly community! Call your favorite REALTOR and view this beautiful home.