



GRASSROOTS
REALTY GROUP

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

112 Legacy Reach Court SE
Calgary, Alberta

MLS # A2249715



\$584,999

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,747 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: NONE

OVER 1700 SQFT LIVING SPACE | LONG KITCHEN CENTRAL ISLAND | BONUS ROOM| SEPARATE ENTRANCE. This Beautiful Brand New Home built by Shane Homes Located on a Quiet Street in the Heart of Legacy with convenient access to restaurants, shopping, amenities, and schools. Upon Entry, the great room is designed with huge east-facing windows to have natural light sweeping throughout the day. The open-style living room invites you to the elegant kitchen filled with trendy selections, a pantry, Quartz countertops and stainless steel appliances and beautiful luxury vinyl plank throughout. Upstairs, you'll find two equally sized secondary bedrooms, bathroom and laundry space, along with a 3 - piece master suite including a walk-in closet. There's also a spacious bonus room at the centre of the house that's roomy enough to host a large sectional sofa and entertainment unit, ideal for family movie nights. This exquisite home comes with a myriad of upgrades including 9 ft. ceiling heights on the main, Upgraded sleek cabinetry, LED pot lights, knock-down ceiling and modern lighting fixtures!