



GRASSROOTS
REALTY GROUP

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138 Legacy Reach Common SE
Calgary, Alberta

MLS # A2261844



\$685,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,631 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)

Inclusions: Basement suite appliances include: Dishwasher, Refrigerator, Washer Dryer, Microwave Hood Fan.

Welcome to this nearly new 2024-built home in the highly acclaimed community of Legacy — a neighborhood known for its abundance of parks, schools, shopping, and family-friendly amenities. This stylish property offers over 2,400 sq ft of developed living space across three levels, complete with a fully builder-constructed 2-bedroom legal secondary suite — the perfect mortgage helper, easily renting between \$1,300–\$1,600/month. Main & Upper Levels Bright open-concept main floor with luxury vinyl plank flooring and large windows Chef’s kitchen featuring a spacious island, stainless steel appliances, and ample cabinetry Dining area flowing into a welcoming living room for effortless entertaining Upstairs offers 3 spacious bedrooms including a primary retreat with walk-in closet & ensuite Additional family room, 4-pc bath, and convenient laundry complete the upper level Legal Secondary Suite Builder-finished, fully compliant 2-bedroom basement suite Modern kitchen with stainless steel appliances Open rec/living area, full 4-pc bath, and private laundry Ideal for rental income or extended family living Location & Lifestyle Situated in the Legacy subdivision, one of Calgary’s most awarded communities Walking distance to parks, schools, playgrounds, and pathways Minutes to shopping, groceries, restaurants, and South Health Campus Excellent access to Macleod Trail, Stoney Trail & future LRT This property offers the rare combination of modern family living + immediate revenue potential. Whether you’re a homeowner or investor, it’s an opportunity not to be missed!