



**327 Legacy Reach Common SE
Calgary, Alberta**

MLS # A2292291



\$789,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,056 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: SUITE: Refrigerator, Stove, Stacked Washer/Dryer, Dishwasher, Microwave Hoodfan

Welcome to 327 Legacy Reach Common SE, an exceptional move-in ready residence offering refined design, thoughtful functionality, and elevated finishes in one of Calgary's most desirable southeast communities. This beautifully crafted Oxford II model by Trico Homes presents over 2,067 square feet of meticulously designed living space, creating a seamless balance of sophistication, comfort, and everyday practicality. Thoughtful architectural elements and modern styling come together to create a home that feels both elegant and welcoming from the moment you step inside. The main floor showcases an open-concept layout enhanced by expansive windows that fill the home with natural light while highlighting the carefully selected finishes throughout. The gourmet kitchen is designed to inspire culinary creativity and effortless entertaining, featuring quartz countertops, extended cabinetry with crown moulding, a built-in microwave, and a striking chimney hood fan that complements the contemporary aesthetic. The spacious dining area and great room connect beautifully, creating an inviting atmosphere ideal for hosting gatherings or enjoying quiet evenings at home. A versatile flex room on the main level provides the perfect setting for a home office, study area, or private retreat, adapting seamlessly to your lifestyle needs. Upstairs, a thoughtfully designed bonus room creates an additional living space that enhances both comfort and privacy, ideally separating the primary retreat from the secondary bedrooms. The luxurious primary suite offers a spa-inspired five-piece ensuite complete with a glass and tile shower, relaxing soaker tub, dual vanities, and a generous walk-in closet designed for both style and organization. The upper level continues to impress with spacious secondary bedrooms, additional walk-in closets, and a conveniently located laundry

room that adds ease to daily living. Outdoor living is equally enjoyable with a rear deck featuring a gas line, providing the perfect setting for summer barbecues or peaceful evenings outdoors. The fully developed two-bedroom basement suite adds exceptional versatility and long-term value, featuring a thoughtfully designed kitchen, comfortable living area, full bathroom, and in-suite laundry. Ideal for extended family, guests, or rental income potential, this additional living space provides flexibility while maintaining the same attention to detail found throughout the home, enhancing both function and investment appeal. Perfectly positioned near parks, pathways, and convenient amenities, this home offers a rare opportunity to enjoy modern construction paired with timeless design. The double attached garage and well-planned layout further enhance the home's practicality while maintaining a sense of elevated style and everyday comfort. Don't miss your chance to live in Legacy - book your private showing today!