



**18 Legacy Reach Park SE
Calgary, Alberta**

MLS # A2302130



\$775,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,330 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Farm, Rectangular Lot		

Heating:	Floor Furnace	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance

Inclusions: n/a

(Open House Sunday April 19 from 1:00 to 3:00) Welcome to your new Dream Home in the heart of Legacy where comfort, space, and lifestyle come together. Nestled in one of Calgary's most sought after family communities, you'll love the walking and bike paths, nearby parks, and easy access to nature. This immaculate, upgraded home offers a bright open floor plan designed for modern family living and entertaining. The heart of the home is the gourmet kitchen, featuring premium finishes, ample quartz counterspace, gas cooktop and a large walk-in pantry that keeps everything organized and within reach. A main floor office provides the perfect work from home setup or study space for your students. Gather in the spacious living room with its high ceiling and cozy fireplace. Or host family dinners in the generous dining room with patio doors leading to the back deck and yard, ideal for summer BBQs and kids at play. Relax at the end of your busy day in the luxurious primary retreat that features a large walk-in closet and a spa inspired 5-piece ensuite. Three additional family-sized bedrooms easily accommodate queen beds, making room for growing kids or guests. A bonus room is perfect for family movie nights and the convenient upper-floor laundry and main bath complete this thoughtfully designed home. The basement is ready for your future plans with two egress windows and a separate entrance that offers excellent potential for future development. The double attached garage adds everyday convenience and storage. Located close to schools, shopping, and quick access to Stoney Trail, this exceptional Legacy home checks every box for today's busy family. Book a private showing to view your new Dream Home today.