



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

MLS # A2123106



\$749,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Trico Homes Braxton nestled in the picturesque neighborhood of Legacy! This stunning 2070 sq ft residence offers an inviting open-concept design that seamlessly blends modern elegance with functional living. As you step inside, you're greeted by a spacious main floor adorned with natural light, where a sprawling flex room awaits, perfect for a home office or guest room, accompanied by a full bathroom. The kitchen stands as the focal point, boasting a large island that provides ample prep space. A spice kitchen awaits, offering supplementary cooking space! Ascending to the second floor, discover three generously sized bedrooms, providing ample space for relaxation and privacy. A central bonus room adds an additional layer of versatility. Indulge in luxury within the upgraded ensuite, boasting contemporary fixtures and finishes, creating a serene retreat to rejuvenate mind and body.