

# \$699,999 - 131 Legacy Reach Court Se, Calgary

MLS® #A2213339

**\$699,999**

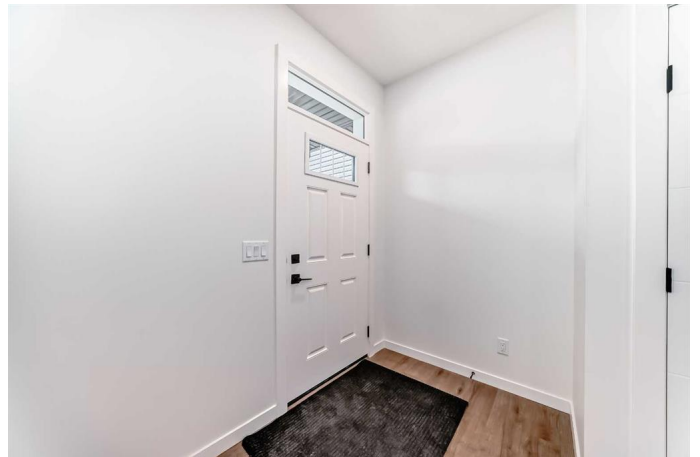
4 Bedroom, 4.00 Bathroom, 1,758 sqft

Residential on 0.07 Acres

Legacy, Calgary, Alberta

**BACK TO THE MARKET DUE TO FINANCING.** Welcome to this stunning 3 BEDROOM DETACHED HOUSE WITH ONE BEDROOM LEGAL SECONDARY SUITE!!

Stepping into this home, the bright large front covered porch welcomes you and ideal for that evening relaxation. This bright open concept is suited in the prestigious SE community of Legacy. It offers a stunning neutral color palate with tons of modern updates. The expansive main level features luxury vinyl plank flooring, electric fireplace, high ceilings, updated lighting package and rare kitchen with lots of natural light. The kitchen boasts all stainless steel appliances and 2 tone custom cabinetry, sleek quartz counters with custom tiled backsplash and a large island with breakfast bar. Large windows in the kitchen overlook your back yard. A powder room completes the main level. On the upper floor you'll find the bright primary bedroom with walk-in closet as well as a massive 5 piece spa-like ensuite. You'll also find 2 additional bedrooms, a laundry room & a full bath on the upper level. The basement level is fully developed and comes complete with a fully separate 1 bedroom LEGAL SUITE with side entrance. The suite comes equipped with a full upgraded kitchen, 4 pc. bath, bedroom, separate laundry room, storage, and a large family room. The mechanical room is separated from the legal secondary suite making it ideal to access without notifying the basement occupant before entry.



Built in 2025

**Essential Information**

MLS® #	A2213339
Price	\$699,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,758
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	131 Legacy Reach Court Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5V1

**Amenities**

Amenities	Other
Parking Spaces	4
Parking	Parking Pad, Alley Access, Boat

**Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Gas Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Great Room, Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 19th, 2025
Days on Market	106
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.