



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

MLS # A2299306



\$865,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,436 sq.ft.	Age:	2026 (0 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

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

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Welcome to 187 Legacy Reach Park SE, a beautifully designed brand-new two-storey home offering over 2,435 sq. ft. of above-grade living space plus a fully developed 2-bedroom legal basement suite, ideally suited for multigenerational living or additional rental income. Perfectly positioned on a southeast-backing homesite near parks and pathways, this property combines thoughtful design, modern finishes, and exceptional functionality in the highly sought-after community of Legacy. The main floor features a bright and open-concept layout enhanced by large windows that fill the space with natural light. The spacious living room is anchored by an elegant electric fireplace, creating a warm and inviting focal point for relaxing or entertaining. The kitchen is both stylish and practical, showcasing quartz countertops, a central island with eating bar, built-in microwave, chimney hood fan, and modern cabinetry. A separate spice kitchen provides additional cooking space, ideal for culinary enthusiasts and maintaining a clean main kitchen area. The dining space flows seamlessly to the rear concrete patio, creating an ideal setting for outdoor dining and gatherings. A main floor bedroom and full bathroom provide excellent flexibility for guests, extended family, or a private office. Upstairs, the thoughtfully designed upper level offers four spacious bedrooms along with a central bonus room, providing additional living space for relaxing, studying, or family movie nights. Elegant spindle railing detailing enhances the open feel of the upper floor. The primary retreat serves as a peaceful sanctuary, complete with a walk-in closet and a luxurious 5-piece ensuite featuring a glass and tile shower, double vanity, and soaker tub. Additional bedrooms are generously sized and share access to well-appointed bathrooms. A full laundry room on the upper level adds convenience and

practicality for busy households. The fully finished 2-bedroom legal basement suite includes its own kitchen, full bathroom, living area, and laundry, offering an excellent opportunity for rental income, extended family living, or long-term flexibility. Additional highlights include vinyl plank flooring, high ceilings, quartz counters throughout, closet organizers, pantry storage, and a double attached garage. Built with quality craftsmanship, this home balances comfort, efficiency, and contemporary style. Located in the vibrant community of Legacy, residents enjoy convenient access to parks, playgrounds, walking and biking pathways, nearby schools, shopping amenities, and major commuter routes. Known for its strong sense of community and abundance of green space, Legacy continues to be one of Calgary's most desirable family-friendly neighbourhoods. With its spacious layout, premium features, income potential, and exceptional location, 187 Legacy Reach Park SE presents an outstanding opportunity to own a new home designed to meet the needs of modern living.