



**19 Legacy Reach View SE  
Calgary, Alberta**

**MLS # A2307646**

**\$889,900**



<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,263 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot, Landscaped, Low Maintenance Landscape, Street L		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Stand up freezer in utility room, 100" tv & tv mount in basement

**\*\*Open House Saturday May 9 & Sunday May 10 12:00pm - 3:00pm \*\*** Welcome to this extraordinary Jayman BUILT JAKE 26 in the heart of Legacy. Built in 2023 and offering over 3,012 sqft of developed living space, this is anything but your average two-storey. From the moment you arrive, the difference is undeniable. An oversized heated double attached garage, back lane access, seller-owned solar panels, triple pane windows, permanent outdoor lighting with a subtle evening glow, and smart home technology create the perfect balance of sophistication and functionality. Step inside and experience the striking 20-foot entryway, where natural light floods the open-concept layout and luxury vinyl plank flooring flows throughout the main level. Designed for both connection and comfort, the main floor features a dedicated office space before opening into an impressive living, dining, and kitchen area built to entertain. The gourmet kitchen is a true showpiece - complete with quartz countertops, built-in gas stove, wall oven, built-in microwave, counter-depth french door refrigerator with ice maker, and a massive walk-through pantry. A spacious dining area, inviting living room, elegant powder room, and functional boot room complete the main floor. Upstairs, two generously sized bedrooms each offer walk-in closets and share a beautifully finished 4-piece bathroom. The spacious laundry room provides additional storage, while the dramatic 14-foot open loft overlooking the grand foyer below creates a stunning architectural focal point. A massive walk-in linen closet adds functionality, while the primary retreat delivers a spa-inspired ensuite featuring dual vanities, a deep soaker tub, and standalone shower. The fully developed basement transforms lower-level living into a true lifestyle retreat. With impressive "ceilings and an expansive layout, the space is

currently designed for movie nights around the mounted 100-inch TV, a golf simulator, games area, darts setup, or oversized lounge space. It feels open, energized, and nothing like a typical basement - also features a full washroom for convenience of your guests. Premium upgrades include a UV-C ultraviolet air purification system, high-efficiency furnace, HRV unit, and Navien tankless hot water heater. Step outside to your private deck complete with a BBQ gas line, perfect for summer evenings and entertaining. The backyard offers incredible flexibility - close the gate for your own private retreat or utilize the rear space for additional double car parking from the back lane. Surrounded by parks, pathways, schools, and amenities, this home offers the perfect blend of luxury, technology, and lifestyle.