



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

**MLS # A2312799**



**\$760,000**

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

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

**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

Your new Dream Home is located 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 a cozy fireplace, or host family dinners in the generous dining room with patio doors leading to the new custom built 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 fits a king bed and features a large walk-in closet and a spa inspired 5-piece ensuite. Three additional family-sized bedrooms all easily accommodate queen beds, making room for your growing kids. A bonus room (that separates the kids wing from the primary wing) 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 a suite (subject to approval and permitting by the city/municipality) 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 your private showing to view your new Dream Home today.