



GRASSROOTS
REALTY GROUP

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18 Legacy Reach Park SE
Calgary, Alberta

MLS # A2331885



\$728,900

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

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

**** OPEN HOUSE SUNDAY JULY 26th 1:00 - 3:00 PM**** The heart of your new home is the gourmet kitchen, featuring premium finishes, ample quartz counterspace, gas cooktop and a huge walk-in pantry that is incredible for all your cooking needs. The main floor office provides the perfect space to work from home setup or study for your students. Entertain your family and friends in the spacious living room, and host fabulous dinners in the generous dining room with patio doors leading to the custom built back deck and yard, ideal for summer BBQs and watching your kids play. Relax at the end of your busy day in your luxurious primary bedroom that fits your king bed and features a large walk-in closet and a spa inspired 5-piece ensuite. Three (count them 3) Additional family-sized bedrooms easily accommodate queen beds, perfect for your growing kids. Your bonus room separates the kids wing from your primary bedroom.is perfect for family movie nights and play. The convenient upper-floor laundry and kids main bath complete this thoughtfully designed home. The basement is ready for your design and has Two egress windows plus a separate entrance that offers excellent potential for a suite (subject to approval and permitting by the city/municipality) Storage is never a concern with extra closet storage on the main floor leading to your double attached garage. Located close to schools, shopping, and quick access to Stoney Trail, this exceptional Legacy home checks every box for today's busy family. Check out this fabulous home and enjoy it right now.