

# \$669,999 - 89 Legacy Reach Circle Se, Calgary

MLS® #A2207049

**\$669,999**

4 Bedroom, 3.00 Bathroom, 1,875 sqft  
Residential on 0.06 Acres

Legacy, Calgary, Alberta

Open House Sat. April 5th, from 12:30 to 3:30 PM. Mere Listing, Sellers represent themselves selling property. Come check out this thoughtfully designed home that offers a seamless flow between spaces, creating a welcoming and functional environment for you and your family. This is a brand-new home in the community of Legacy, that offers over 1850 square feet of living space. Main floor features; a modern open floor plan, warm natural wood looking Luxury Vinyl Plank throughout the main floor and a rich cabinetry in the kitchen with one-inch thick quartz countertop, stylish pendant lights over the island, soft close cabinet doors and soft close drawers, two tone kitchen cabinets, "shaker styled" cabinet doors, cabinets roughed-in for a built-in microwave, chimney hood fan and spacious kitchen pantry. Further, a spacious living room with modern electric fireplace, a fireplace mantle, an in-wall conduit for a TV above the fireplace mantle. The main floor also features a one bedroom and a full washroom. The 2nd floor feature three spacious bedrooms, massive 6-piece ensuite, free standing tub, shower, and duel undermount sinks. The 2nd floor also feature a large laundry room and brand-new Samsung top load washer and front load dryer. This house has upgraded LG appliances, counter-depth fridge and modern chimney hood fan. This home has lots of upgrades throughout the house, include built-in bench and coat hooks unit in the mudroom, triple pane windows, full



width front veranda, clean air filtration system(HRV), General Aire drip humidifier, 96% high efficiency 2 stage multi-speed furnace, 80 gal hot water tank, ECOBEE SMART Thermostat with HRV control, side-door, 200 AMP electrical panel, 2 sewer backup valves, basement has plumbing rough-ins for a bathroom, laundry facilities and kitchen sink, 9 ft. foundation wall height and waiting for your development. This exceptional home offers a rare combination of comfort, convenience, and natural beauty. Give you and your family the space you deserve. Don't miss your chance to experience the charm of Legacy living. Schedule your private tour today and envision your new life and why is the perfect place to call your family home.

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207049    |
| Price          | \$669,999   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,875       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 89 Legacy Reach Circle Se |
| Subdivision | Legacy                    |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |

Postal Code T2X 5V4

### **Amenities**

Amenities None  
Parking Spaces 2  
Parking Parking Pad

### **Interior**

Interior Features Double Vanity  
Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Exterior Entry, See Remarks, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed March 31st, 2025  
Days on Market 4  
Zoning R-1N  
HOA Fees 65  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office First Place Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.