

# \$620,000 - 76 Legacy Reach View Se, Calgary

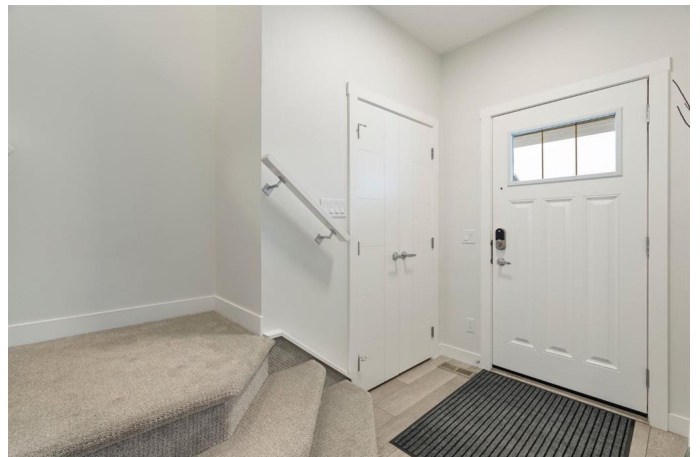
MLS® #A2202652

**\$620,000**

3 Bedroom, 3.00 Bathroom, 1,624 sqft  
Residential on 0.06 Acres

Legacy, Calgary, Alberta

Welcome Home. Your new home awaits in the sought-after community of Legacy, offering the perfect blend of style, comfort, and convenience. You will be charmed by the curb appeal the moment you arrive envisioning yourself enjoying a morning coffee on the front veranda. Stepping inside, you will discover a modern tone and open concept layout. The luxury vinyl plank (LVP) flooring flows seamlessly throughout the main level. The spacious living room leads effortlessly into the executive style kitchen, featuring floor-to-ceiling cabinetry, gleaming quartz countertops, and an upgraded stainless steel appliance package. A large pantry adds even more storage space, ensuring functionality meets style. Upstairs, you'll find three generous sized bedrooms, a 4-piece main bathroom, and a centre bonus room—perfect for a home office or additional living space. The primary suite is a true retreat, boasting a 3-piece ensuite and a spacious walk-in closet. The convenience of an upgraded washer/dryer tower on the upper level makes laundry a breeze. The basement is unspoiled with plumbing rough in for an additional bathroom and bar and is ready for your imagination. Outside, you will find a private deck and yard plus the double-car garage offers secure parking and extra storage. You will love the close proximity to the ridge, scenic pathways, several parks, ponds and future schools. Legacy offers quick access to major routes, and a wide range of dining options and



excellent retailers, making it easy to meet all your needs close to home.

Built in 2021

### Essential Information

MLS® #	A2202652
Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,624
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	76 Legacy Reach View Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2C3

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Dryer, Microwave, Washer, Electric Cooktop, Oven
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	19
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR 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.