

131 LEGACY REACH Court SE  
Calgary, Alberta

MLS # A2213339

\$699,999

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,758 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Boat, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: NONE

BACK TO THE MARKET DUE TO FINANCING. Welcome to this stunning 3 BEDROOM DETACHED HOUSE WITH ONE BEDROOM LEGAL SECONDARY SUITE!! Stepping into this home, the bright large front covered porch welcomes you and ideal for that evening relaxation. This bright open concept is suited in the prestigious SE community of Legacy. It offers a stunning neutral color palate with tons of modern updates. The expansive main level features luxury vinyl plank flooring, electric fireplace, high ceilings, updated lighting package and rare kitchen with lots of natural light. The kitchen boast all stainless steel appliances and 2 tone custom cabinetry, sleek quartz counters with custom tiled backsplash and a large island with breakfast bar. Large windows in the kitchen overlook your back yard. A powder room completes the main level. On the upper floor you'll find the bright primary bedroom with walk-in closet as well as a massive 5 piece spa-like ensuite. You'll also find 2 additional bedrooms, a laundry room & a full bath on the upper level. The basement level is fully developed and comes complete with a fully separate 1 bedroom LEGAL SUITE with side entrance. The suite comes equipped with a full upgraded kitchen, 4 pc. bath, bedroom, separate laundry room, storage, and a large family room. The mechanical room is separated from the legal secondary suite making it ideal to access without notifying the basement occupant before entry.