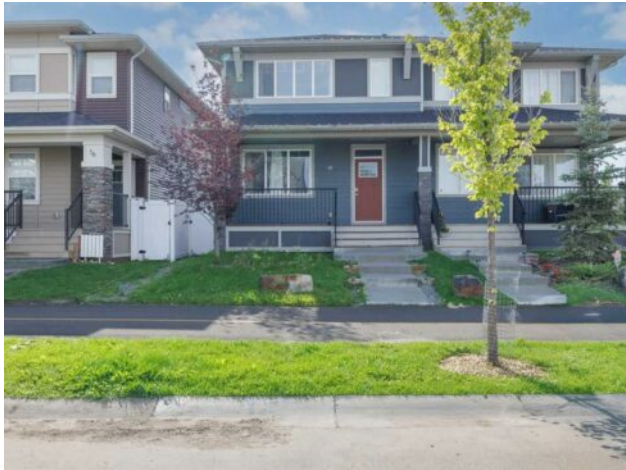


12 Legacy Reach View SE Calgary, Alberta

MLS # A2246499



\$574,800

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,816 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Humidity Control	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

3 Beds | 2.5 Baths | Oversize Heated garage | High Ceiling | Great Location | Stylish Former Showhome Loaded with High-End Upgrades! Discover this stunning semi-detached home where quality meets comfort. Featuring soaring ceilings and upgraded luxury vinyl plank flooring throughout—even on the stairs—this home offers a bright, open layout perfect for modern living. The kitchen and bathrooms are finished with elegant quartz countertops, while built-in speakers and a pre-wired security system add convenience and peace of mind. Ideal for a small family, this move-in-ready gem is just steps from the future K&9 Catholic school (opening early 2026), surrounded by beautiful parks, and minutes from shopping, dining, and everyday essentials. A rare opportunity to own a showhome-quality property in a growing, family-friendly community! Call your favorite REALTOR and view this beautiful home.