

# **\$574,900 - 194 Legacy Reach Crescent Se, Calgary**

MLS® #A2217442

**\$574,900**

4 Bedroom, 4.00 Bathroom, 1,650 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

Welcome home to this beautifully designed semidetached home, complete with central air conditioning, in the sought after community of Legacy. The main floor open plan with its 9 ft ceilings & luxury vinyl plank flooring welcomes you to a spacious entry leading to the living room complete with a cozy fireplace, a dining area situated just off the kitchen with a huge centre island, stainless steel appliances with a gas stove and a pantry as well as a 2 piece bath. The upper floor consists of three bedrooms including a massive primary bedroom complete with a walk in closet and a 3 piece en suite, laundry room and a 4-piece bath. The completely developed basement with a separate entry from outside as well as from inside the home and has a large living area with a kitchenette, a bedroom area & 3 piece bath with a stacked washer/dryer. The front yard has a covered porch and is very low maintenance and the back yard has a storage shed, gazebo & kids play area as well as a storage shed & a 2-car gravel-parking pad. This home offers easy access to walking trails, parks, schools, shopping and restaurants. Legacy is very family friendly and has many amenities to offer. Do not miss this incredible opportunity!

Built in 2021

## **Essential Information**



MLS® #	A2217442
Price	\$574,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,650
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	194 Legacy Reach Crescent Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5A6

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad, Off Street

### Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Central Air Conditioner, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

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

**Additional Information**

Date Listed              May 3rd, 2025  
Days on Market        69  
Zoning                    R-G  
HOA Fees                65  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Charles

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