

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

MLS® #A2217442

**\$574,900**

4 Bedroom, 4.00 Bathroom, 1,650 sqft

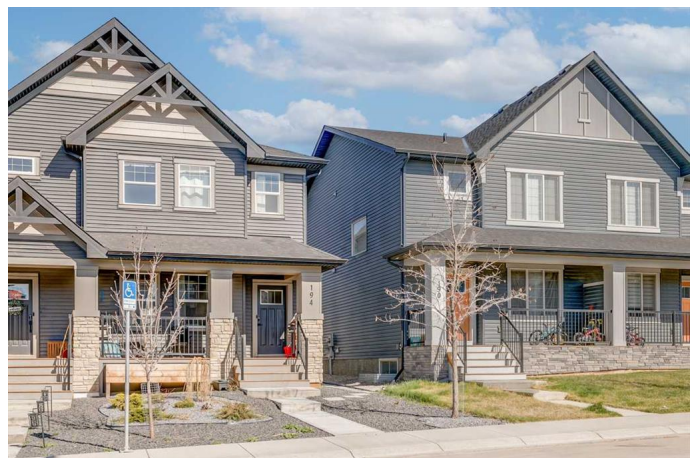
Residential on 0.06 Acres

Legacy, Calgary, Alberta

Welcome home to this beautifully designed semi detached home ,complete with central air conditioning, in the sought after community of Legacy.The open concept main floor plan with it's 9 ft ceilings & luxury vinyl plank flooring welcomes you to a spacious entry leading to the living room complete with a cozy fireplace and a dining area situated just off the kitchen along 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 3 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 lower level has 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 totally low maintenance and the back yard has a storage shed,gazebo & a kids play aea 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.Don' miss out on 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        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range, Washer/Dryer Stacked |
| 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, Level, Rectangular Lot  
Roof                      Asphalt  
Construction          Concrete, Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 3rd, 2025  
Days on Market        45  
Zoning                    R-G  
HOA Fees                65  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Charles

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