

\$689,999 - 48 Legacy Reach Crescent Se, Calgary

MLS® #A2203673

\$689,999

6 Bedroom, 4.00 Bathroom, 1,802 sqft
Residential on 0.06 Acres

Legacy, Calgary, Alberta

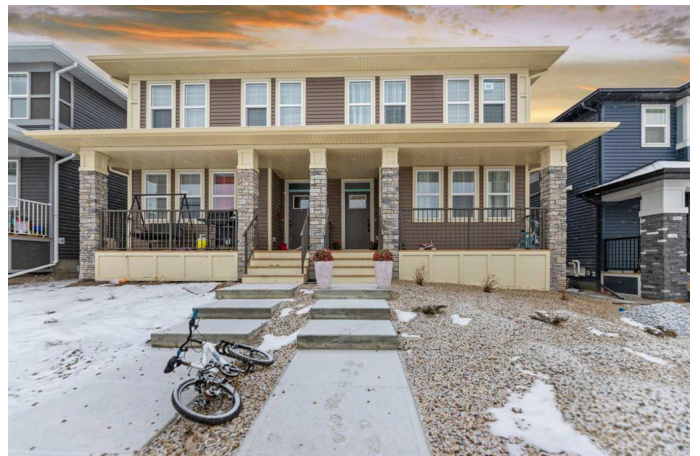
With 6 generously sized bedrooms in total, this stunning 4-bedroom half-duplex, coupled with a fully developed legal suite, is perfect for growing families, guests, or investment potential. Nestled in the highly sought-after community of Legacy, Calgary, you'll be just minutes from nature trails, shopping at the 210 Ave SE Mall, top-rated schools, and all your daily conveniences—including BMO Bank, Starbucks, Sobey's, Tim Hortons, etc. This home is the complete package!

Main Level Features:

- * Fourth Bedroom/Office: Perfect for a home office or extra guest space, with a full 4pc bathroom nearby.
- * Open Concept Living: Spacious living and dining areas flow effortlessly into a sleek, all-white kitchen designed for maximum style and functionality. The heart of the home boasts designer 42" shaker profile cabinetry with soft-close doors and drawers, stunning quartz countertops, and a tiled backsplash that adds just the right amount of texture. A large island with a counter-height eating bar invites family and friends to gather and create lasting memories. Modern stainless steel appliances and a hidden pantry complete the picture—this kitchen is a dream!

Second Level Highlights:

- * Primary Bedroom: A spacious retreat featuring a 5pc ensuite bathroom—your private oasis!
- * Two Additional Bedrooms: Well-sized rooms and a modern 4pc bathroom to complement



them.

* Family Room: Ideal for unwinding with loved ones, plus an ultra-convenient upstairs laundry room—say goodbye to hauling laundry!

* Backyard Bliss: Step outside to your beautiful deck, perfect for relaxing or entertaining. A reinstalled gas line ensures effortless barbecues with family and invited guests, making outdoor gatherings a breeze.

Fully Developed Legal Suite: Complete with 2 bedrooms, a full kitchen and living room, 4pc bathroom, its own furnace, and a separate entrance. Whether it's extra space for family, guests, or the potential for rental income, this legal suite offers endless possibilities.

This home is more than just a place—it's a lifestyle. Don't miss your chance to own in one of Calgary's hottest neighborhoods!

Built in 2022

Essential Information

MLS® #	A2203673
Price	\$689,999
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,802
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	48 Legacy Reach Crescent Se
Subdivision	Legacy
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2X 5A4

Amenities

Amenities	Park
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Back Lane, Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	22
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
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