

# \$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

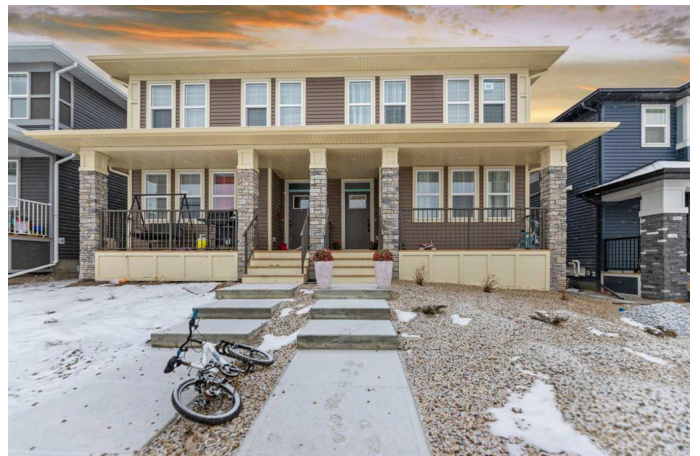
With 6 generously sized bedrooms in total, this stunning 4-bedroom half-duplex, coupled with a fully developed legal suite, is perfect for growing families, guests, or investment potential. Nestled in the highly sought-after community of Legacy, Calgary, you'll be just minutes from nature trails, shopping 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	Forced Air, Natural Gas, Central
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	12
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Grand Realty
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