



GRASSROOTS
REALTY GROUP

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**105 Legacy Reach Crescent SE
Calgary, Alberta**

MLS # A2231461



\$949,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,202 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Soaking Tub		

Inclusions: N/A

Welcome to 105 Legacy Reach Crescent by Trico Homes - scenic living with room for everyone. This stunning home backs onto a protected environmental reserve with unobstructed views of downtown Calgary and the Bow River, with no rear neighbours. The main floor includes a bedroom and full bathroom - perfect for guests - plus a gourmet kitchen with a separate spice kitchen. The open-concept great room impresses with soaring 18' ceilings and an open-to-below design that fills the space with natural light. Upstairs features a spacious bonus room, two secondary bedrooms, and a relaxing owner's bedroom with a 5-piece ensuite. A separate rear entrance leads to a fully legal 2-bedroom basement suite. Thoughtful design, peaceful surroundings, and incredible views make this home a rare find. Photos are representative.