



GRASSROOTS
REALTY GROUP

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205 Legacy Reach Crescent SE
Calgary, Alberta

MLS # A2246063

\$819,900



Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,947 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Low Maintenance Landscape, Other, Private,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, See Remarks, Separate Entrance

Inclusions: N/A

Modern, stylish, and move-in ready! This 2023-built 2-storey home with a legal basement suite in Legacy is the complete package, offering 1,947 sq. ft. above grade plus a fully finished basement. Inside, neutral tones, 9 ft ceilings, and an open floorplan on the main level create a bright, welcoming feel. The large central kitchen island is the heart of the home, featuring a feature hoodfan, large pantry, and a full suite of stainless steel appliances. Overlooking both the dining area and living room, it's perfect for entertaining. The living room showcases a beautiful gas feature fireplace, while a spacious mudroom with built-in lockers keeps things organized. A pocket office/den is conveniently located on the main floor for remote work or study. Upstairs, you'll find 3 bedrooms including a primary with a walk-in closet and ensuite, plus a versatile bonus room for family movie nights or a playroom, laundry, and an additional full bath. The fully finished basement has a separate entrance and a legal suite boasting 1 bedroom, full kitchen, laundry, and living space—ideal for extended family, guests, or rental income. The backyard is impeccably landscaped, fully fenced, and features a deck, patio, and BBQ gas line—ready for summer evenings. Additional highlights include air conditioning, a double attached garage with driveway parking for 4 vehicles, and durable Hardie plank siding with stone accents. Located in the family-friendly community of Legacy, you're close to schools, parks, and pathways. This is an investment you won't regret!