



**21 Legacy reach Crescent SE
Calgary, Alberta**

MLS # A2148536



\$809,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,144 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions: None

Move in 60 days, shows like new!!! The home is in a ideal location to raise a family, walking distance to Bike path/ Walking trails , k-9 School(coming in the near future, kindly confirm on school district website). Main floor welcomes you to a open concept layout, large bright windows, Vinyl plank throughout, Fire place in the living area, mud room and Office/ tech space. Second Floor has a Bonus Room, Large Master Bedroom, ensuite bath with a soaker tub and a large walk in closet, two other spacious bedrooms with walk in closets, a full 5 piece bathroom and a large laundry room. Basement is unfinished, ready to be developed to your own taste. See it to believe it, Book your showing today, Won't Last!!!