



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

**MLS # A2167410**



**\$779,000**

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

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Other, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Quartz Counters		

**Inclusions:** BLINDS

QUICK POSESSION, A must see, shows like a Show home. 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!!!