



## 194 Legacy Reach Crescent Calgary Alberta

\$634,900

Welcome home to this beautifully designed semi detached home ,complete with central air conditioning, in the sought after community of Legacy.The open concept main floor plan with it's 9 ft ceilings & luxury vinyl plank flooring welcomes you to a spacious entry leading to the living room complete with a cozy fireplace and a dining area situated just off the kitchen along with a huge centre island,stainless steel appliances with a gas stove and a pantry as well as a 2 piece bath.The upper floor consists of 3 bedrooms including a massive primary bedroom complete with a walk in closet and a 3 piece en suite,laundry room and a 4 piece bath.The lower level has a separate entry from outside as well as from inside the home and has a large living area with a kitchenette,a bedroom area & 3 piece bath with a stacked washer/dryer. The front yard has a covered porch and is totally low maintenace and the back yard has a storage shed,gazebo & a kids play aea as well as a storage shed & a 2 car gravel parking pad.This home offers easy access to walking trails,parks ,schools,shopping and restaurants.Legacy is very family friendly and has many amenities to offer.Don' miss out on this incredible opportunity! (id:6769)

Primary Bedroom 15.75 Ft x 13.00 Ft

Bedroom 11.00 Ft x 9.17 Ft

Bedroom 11.00 Ft x 9.17 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room 5.42 Ft x 3.08 Ft

Recreational, Games room 19.42 Ft x 13.67 Ft

Other 8.58 Ft x 7.83 Ft

Bedroom 12.17 Ft x 8.50 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 15.50 Ft x 9.00 Ft

Dining room 9.00 Ft x 6.00 Ft

Living room 14.42 Ft x 12.67 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Charles

<https://www.3sixty5realestate.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)