

# \$575,000 - 40 Legacy Reach Crescent Se, Calgary

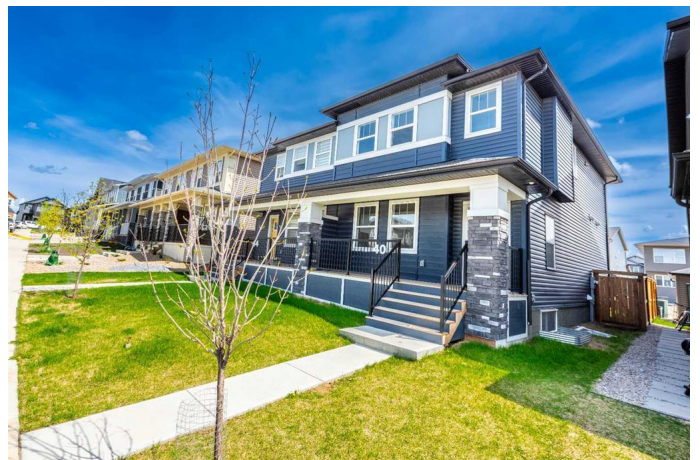
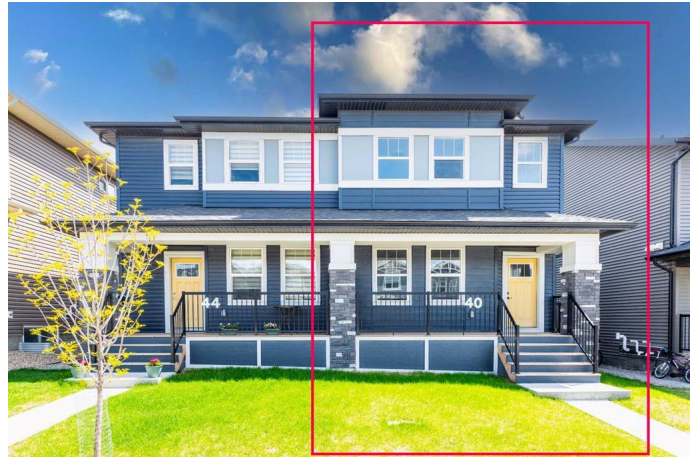
MLS® #A2224059

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,647 sqft  
Residential on 0.06 Acres

Legacy, Calgary, Alberta

Welcome to this beautifully designed semi-detached home located in the highly sought-after and family-friendly community of Legacy. This charming home offers a perfect blend of comfort, functionality, and modern style. The open-concept main floor features 9-foot ceilings and durable luxury vinyl plank flooring, creating a bright and welcoming atmosphere. The spacious front entry leads into a cozy living room that flows seamlessly into the dining area, which is conveniently situated next to the modern kitchen. The kitchen is equipped with stainless steel appliances including an electric stove, a large central island, ample cabinetry, a pantry for extra storage, and a 2-piece guest bathroom. Upstairs, you'll find three generously sized bedrooms, including a massive primary bedroom complete with a walk-in closet and a private 3-piece ensuite. The upper level also includes a full 4-piece bathroom, a conveniently located laundry room, and a large bonus/family room perfect for relaxing, working from home, or entertaining. The front yard offers a covered porch and low-maintenance landscaping, while the backyard provides ample space for kids to play and includes a two-car gravel parking pad with future garage potential. Situated close to walking trails, parks, schools, shopping, and restaurants, this home offers an exceptional lifestyle in one of Calgary's most desirable communities. Don't miss out on this incredible opportunity to own a beautiful home in



Legacyâ€™schedule your private showing today!

Built in 2021

### Essential Information

MLS® #	A2224059
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,647
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	40 Legacy Reach Crescent Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5A4

### Amenities

Amenities	None
Parking Spaces	3
Parking	Parking Pad

### Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement                      Full, Unfinished

**Exterior**

Exterior Features      None  
Lot Description        Back Lane  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 23rd, 2025  
Days on Market        12  
Zoning                    R-G  
HOA Fees                65  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Greater Calgary Real Estate

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