

**57 LEGACY REACH Crescent, Calgary t2x0x6**

MLS® #: **A2169139**      Area: **Legacy**      Listing Date: **09/27/24**      List Price: **\$699,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$16k, 05-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **3,229 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,962**  
 Low Sqft:  
 Ttl Sqft: **1,962**

DOM

**85**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Mixed,Other,Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer**  
 Int Feat: **Double Vanity,Kitchen Island,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`2" x 9`5"	Kitchen	Main	18`11" x 9`8"
Living Room	Main	13`8" x 16`3"	Bonus Room	Second	15`2" x 17`5"
Bedroom	Second	13`0" x 12`0"	Bedroom - Primary	Second	11`11" x 13`7"
Bedroom	Second	10`11" x 9`11"	5pc Bathroom	Second	10`11" x 9`2"
4pc Bathroom	Second	8`3" x 4`11"	2pc Bathroom	Main	5`0" x 4`11"

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**2210590**

**R-G**

Remarks

Pub Rmks:

**\*Welcome to this stunning 1962 sq ft detached home in the sought-after community of Legacy, SE Calgary!\* This beautifully designed property features 3 spacious bedrooms, a versatile bonus room, and 3 modern washrooms, offering ample space for families and guests. The open-concept main floor boasts a bright living area, a well-appointed kitchen with sleek countertops, and a dining space perfect for entertaining. Step outside to your private, fenced yard complete with a built deck, ideal for summer BBQs and relaxation. The unfinished basement, with a separate entrance, offers endless potential for customization—create the perfect in-law suite, home gym, or entertainment space! Enjoy the convenience of a double attached garage and easy access to nearby parks, schools, and shopping amenities. Don't miss this opportunity to make this wonderful home yours!**

Inclusions:

**BLINDS**

Property Listed By:

**Initia Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







