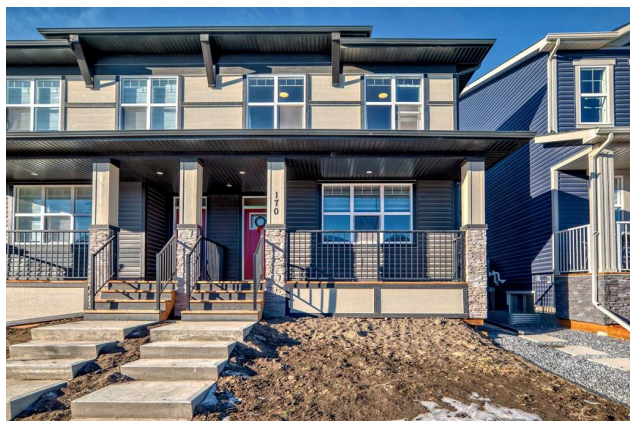




**170 LEGACY REACH Crescent, Calgary T2X5A6**

MLS®#: **A2191186** Area: **Legacy** Listing Date: **01/30/25** List Price: **\$690,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2023**  
 Lot Information  
 Lot Sz Ar: **2,528 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,815**  
 Low Sqft:  
 Ttl Sqft: **1,815**

DOM

**2**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Private Entrance**  
 Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Oven,Gas Water Heater,Refrigerator**  
 Int Feat: **Kitchen Island,No Animal Home,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	39`9" x 26`3"	Living Room	Main	39`9" x 44`3"
Kitchen	Main	39`9" x 40`4"	Pantry	Main	4`3" x 19`8"
Mud Room	Main	16`9" x 12`6"	Bedroom	Main	35`9" x 29`11"
Entrance	Main	18`4" x 35`9"	4pc Bathroom	Main	18`8" x 23`4"
Walk-In Closet	Second	15`1" x 31`2"	Laundry	Second	13`5" x 24`3"
Bonus Room	Second	43`0" x 34`5"	4pc Bathroom	Second	13`6" x 26`7"
Bedroom	Second	29`10" x 29`11"	Bedroom	Second	26`7" x 35`5"

<b>4pc Ensuite bath</b>	<b>Second</b>	<b>13`6" x 31`2"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>33`2" x 36`5"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>23`4" x 17`5"</b>	<b>Laundry</b>	<b>Basement</b>	<b>10`2" x 10`2"</b>
<b>Walk-In Closet</b>	<b>Basement</b>	<b>10`2" x 13`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>43`0" x 32`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>29`10" x 26`7"</b>	<b>Family Room</b>	<b>Basement</b>	<b>34`9" x 34`5"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>34`9" x 24`3"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>23`7" x 52`10"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-G**  
 Legal Desc: **2210590**

Remarks

Pub Rmks: **Welcome to this exquisite duplex, perfectly located in the sought-after community of Legacy. Boasting 1,815.3 sq. ft. of beautifully designed main floor space and a total living area of 2,635.2 sq. ft., this home offers modern comfort and thoughtful design. With 3+1 bedrooms, 3.5 bathrooms, and a parking pad at the back for two cars, this property truly has it all. Step inside and be welcomed by an open-concept main floor that seamlessly blends style and functionality. The inviting living room flows effortlessly into the dining area and a chef's kitchen designed to impress. Featuring sleek granite countertops, stainless steel appliances, a large pantry, and ample counter and cabinet space, this kitchen is both practical and elegant. The main floor also includes a versatile bedroom/office space and a full bathroom, catering to work-from-home needs or providing an ideal guest suite. Upstairs, privacy and comfort take center stage. The primary suite offers a serene retreat with a walk-in closet and a 4-piece ensuite featuring a stand-up shower. Two additional bedrooms are situated on the opposite side of the upper level, ensuring separation and tranquility. An extra living room on this floor provides additional family space, perfect for relaxation or entertainment. A full 4-piece bath and a conveniently located laundry room complete this thoughtfully designed level. The fully finished legal basement is a true highlight, offering endless possibilities. It features a tenant-occupied 2-bedroom legal suite, providing excellent rental income potential. Additionally, the basement includes a 4-piece bath and ample storage space. This versatile area is ideal for guests, extended family, or additional income opportunities. Parking is located at the back of the property, featuring a spacious parking pad that accommodates two cars. Legacy is more than a neighborhood; it's a thriving, family-friendly community. Enjoy the convenience of parks, scenic pathways, top-rated schools, shopping centers, and dining options. With easy access to Macleod Trail and Stoney Trail, commuting is effortless while maintaining a peaceful suburban lifestyle. This duplex is not just a property—it's a perfect blend of style, comfort, and convenience. Don't miss your opportunity to make it yours!**

Inclusions: n/a  
 Property Listed By: **URBAN-REALTY.ca**

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











