



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2231461**



**\$959,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,202 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Soaking Tub		

<b>Inclusions:</b>	N/A
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Welcome to 105 Legacy Reach Crescent by Trico Homes - scenic living with room for everyone. This stunning home backs onto a protected environmental reserve with unobstructed views of downtown Calgary and the Bow River, with no rear neighbours. The main floor includes a bedroom and full bathroom - perfect for guests - plus a gourmet kitchen with a separate spice kitchen. The open-concept great room impresses with soaring 18' ceilings and an open-to-below design that fills the space with natural light. Upstairs features a spacious bonus room, two secondary bedrooms, and a relaxing owner's bedroom with a 5-piece ensuite. A separate rear entrance leads to a fully legal 2-bedroom basement suite. Thoughtful design, peaceful surroundings, and incredible views make this home a rare find. Photos are representative.