



GRASSROOTS

REALTY GROUP

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

MLS # A2320660



\$599,900

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,621 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: None

Welcome to this beautifully designed semi-detached home, ideally located in the sought-after community of Legacy in southeast Calgary. Offering a perfect blend of modern finishes, functional layout, this property is an excellent opportunity for both homeowners and investors alike. The main floor features a bright, open-concept layout with a spacious living area that flows seamlessly into the dining space and contemporary kitchen. The kitchen is thoughtfully finished with quartz countertops, stainless steel appliances, a large central island, and a generously sized pantry—perfect for everyday living and entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you’ll find a versatile bonus room, ideal for additional living space, a home office, or a play area. The primary bedroom offers a comfortable retreat with a walk-in closet and private 3-piece ensuite, while two additional well-sized bedrooms and a 4-piece bathroom provide plenty of space for family or guests. Upper-level laundry adds everyday convenience. The basement is partially finished with a four piece bathroom leaving potential or just more space for family living. Step outside to the double detached garage. The charming front porch adds to the home’s curb appeal and provides a welcoming space to relax. Located in the vibrant and family-friendly community of Legacy, you’ll enjoy access to walking paths, green space and nearby amenities within the community. This is a fantastic opportunity to own a versatile property in one of Calgary’s most desirable southeast neighbourhoods.