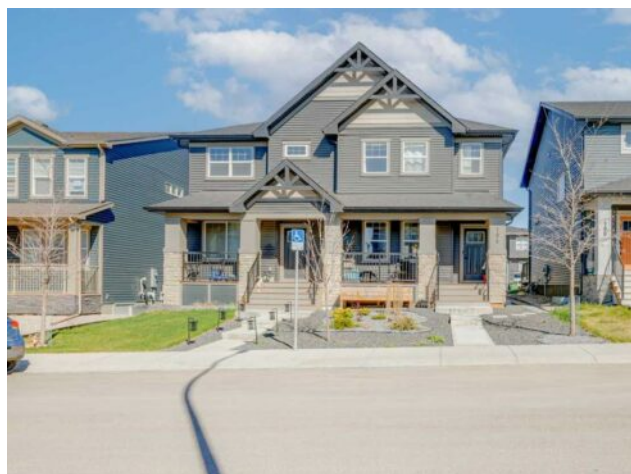


## 194 Legacy Reach Crescent SE Calgary, Alberta

**MLS # A2217442**



# \$634,900

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,650 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Vegetable garden stand in front yard, kids slide & swing combostorage shed, gazebo & sand box.

Welcome&nbsp;home to this beautifully designed semi detached home ,complete with&nbsp;central air conditioning, in the sought after community of Legacy.The open concept main floor plan with it's 9 ft ceilings & luxury vinyl&nbsp;plank&nbsp;flooring welcomes you to a spacious entry leading to the living room complete with a cozy fireplace and a dining area situated just off the kitchen along with a huge centre island,stainless steel appliances with a gas stove and a pantry as well as a 2 piece bath.The upper floor consists of 3 bedrooms including a massive primary bedroom complete with a walk in closet and a 3 piece en suite,laundry&nbsp;room and a 4 piece bath.The lower level has a separate&nbsp;entry from outside as well as from inside the home and has a large living area with a kitchenette,a bedroom area & 3 piece bath with a stacked washer/dryer. The front yard has a covered porch and is totally low maintenace and the back yard has a storage shed,gazebo & a kids play aea as well as a storage shed & a 2 car gravel parking pad.This home offers easy access to walking trails,parks ,schools,shopping and restaurants.Legacy is very family friendly and has many amenities to offer.Don' miss out on this incredible opportunity!