

# \$850,000 - 205 Legacy Reach Crescent Se, Calgary

MLS® #A2246063

**\$850,000**

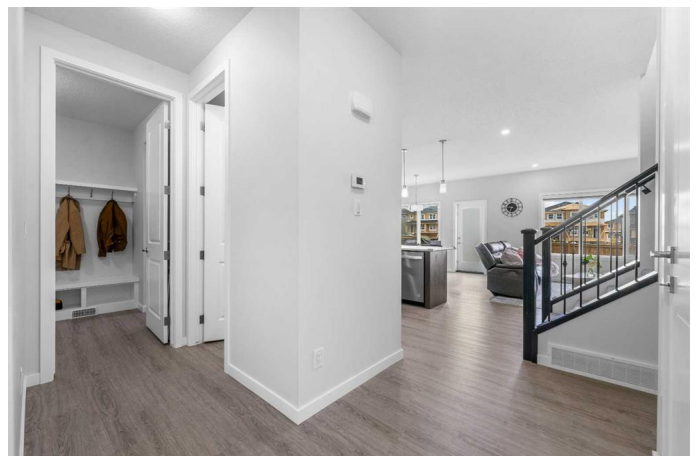
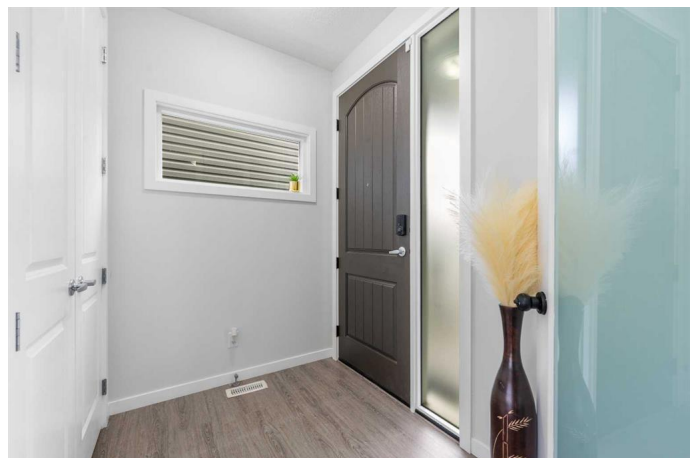
4 Bedroom, 4.00 Bathroom, 1,947 sqft

Residential on 0.08 Acres

Legacy, Calgary, Alberta

Modern, stylish, and move-in ready! This 2023-built 2-storey home with a legal basement suite in Legacy is the complete package, offering 1,947 sq. ft. above grade plus a fully finished basement. Inside, neutral tones, 9 ft ceilings, and an open floorplan on the main level create a bright, welcoming feel. The large central kitchen island is the heart of the home, featuring a feature hoodfan, large pantry, and a full suite of stainless steel appliances. Overlooking both the dining area and living room, it's perfect for entertaining. The living room showcases a beautiful gas feature fireplace, while a spacious mudroom with built-in lockers keeps things organized. A pocket office/den is conveniently located on the main floor for remote work or study.

Upstairs, you'll find 3 bedrooms including a primary with a walk-in closet and ensuite, plus a versatile bonus room for family movie nights or a playroom, laundry, and an additional full bath. The fully finished basement has a separate entrance and a legal suite boasting 1 bedroom, full kitchen, laundry, and living space—ideal for extended family, guests, or rental income. The backyard is impeccably landscaped, fully fenced, and features a deck, patio, and BBQ gas line—ready for summer evenings. Additional highlights include air conditioning, a double attached garage with driveway parking for 4 vehicles, and durable Hardie plank siding with stone accents. Located in the family-friendly



community of Legacy, youâ€™re close to schools, parks, and pathways. This is an investment you wonâ€™t regret!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246063    |
| Price          | \$850,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,947       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 205 Legacy Reach Crescent Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X5A7                       |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, See Remarks, Separate Entrance |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                 |
| Cooling         | Full                                                                                    |
| Fireplace       | Yes                                                                                     |
| # of Fireplaces | 1                                                                                       |
| Fireplaces      | Gas                                                                                     |
| Has Basement    | Yes                                                                                     |
| Basement        | Finished, Full, Suite                                                                   |

## Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Other                                                                                       |
| Lot Description   | Back Yard, Landscaped, Level, Low Maintenance Landscape, Other, Private, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                       |
| Construction      | Stone, Wood Frame                                                                                     |
| Foundation        | Poured Concrete                                                                                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 10                |
| Zoning         | R-G               |
| HOA Fees       | 60                |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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