

# \$625,000 - 32 Legacy Reach Crescent Se, Calgary

MLS® #A2257144

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,619 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

WELCOME HOME to this HIGHLY UPGRADED, fully developed 4-bedroom, 3.5-bathroom duplex located in the award-winning community of Legacy. Step inside and you'll immediately notice the modern VINYL PLANK flooring that flows throughout the main level. The spacious living room is anchored by an electric FIREPLACE with a custom tile surround, creating a cozy focal point for family nights in. The chef's kitchen is a showstopper, featuring two-toned cabinetry, QUARTZ countertops, upgraded stainless steel appliances including a GAS RANGE, and plenty of counter space for cooking and entertaining. Off the kitchen you'll find a practical mudroom with a lockers system and a convenient half bath. Upstairs, the large primary suite offers a peaceful retreat with a walk-in closet and a stylish 3-piece ensuite complete with quartz counters and a generous walk-in shower. Two additional bedrooms, a modern 4-piece bathroom featuring quartz countertops and tub/shower combo, plus laundry complement this level. The CENTRAL BONUS ROOM is also located upstairs and is perfect as a TV space, kid's play area or home office. The builder developed basement, boasts HIGH CEILINGS, a spacious family room, an additional bedroom with a walk-in closet and large window, plus another 4-piece bathroom. Step outside to your private, LOW-MAINTENANCE backyard with a concrete patio—ideal for summer BBQs,



complete with a gas line hook-up. Enjoy the comfort of central air conditioning and the convenience of a double detached garage. Located close to parks, pathways, schools, and Legacy’s many amenities, this home truly checks all the boxes.

Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2257144               |
| Price          | \$625,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,619                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 32 Legacy Reach Crescent Se |
| Subdivision | Legacy                      |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2X 5A4                     |

**Amenities**

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

**Interior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                           |
| Cooling           | Central Air                                                                                                                          |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Electric                                                                                                                             |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full                                                                                                                                 |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | BBQ gas line                                            |
| Lot Description   | Back Lane, Front Yard, Low Maintenance Landscape, Paved |
| Roof              | Asphalt Shingle                                         |
| Construction      | Stone, Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 50                   |
| Zoning         | R-G                  |
| HOA Fees       | 60                   |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.