

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

**MLS # A2294380**



**\$624,999**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,676 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Yale Front Door Keyless Lock, Doorbell Camera, Google Home Speakers. Basement Suite: Refrigerator, Electric Stove, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings

Welcome to this beautifully designed semi-detached home with a legal secondary suite, ideally located in the sought-after community of Legacy in southeast Calgary. Offering a perfect blend of modern finishes, functional layout, and income potential, 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. Step outside to enjoy the private, fully fenced backyard with a deck, along with a double detached garage. The charming front porch adds to the home’s curb appeal and provides a welcoming space to relax. The legal basement suite is accessed through a separate side entrance and is beautifully finished with a bright and modern kitchen, spacious living area, a large bedroom with walk-in closet, a 4-piece bathroom, and its own in-suite laundry, making it ideal for rental income or multi-generational living. 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.