

## 94 Legacy Woods Place SE Calgary, Alberta

**MLS # A2235762**



**\$759,999**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,834 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home		

**Inclusions:** Call seller directly

Welcome to 94 Legacy Woods Place SE – a beautifully maintained, fully finished family home located on a quiet street in the heart of Legacy. This 2-storey gem offers over 1,800 sqft of comfortable living space above grade, plus a fully developed basement and a functional backyard oasis ideal for growing families. Step into a bright and spacious open-concept main floor, where oversized windows flood the living room with natural light. The cozy fireplace and tasteful finishes create the perfect atmosphere for relaxing or entertaining. The chef-inspired kitchen features a central island with quartz countertops, modern cabinetry, stainless steel appliances, and a walk-through pantry for added convenience. Just off the kitchen, the dining area opens directly to the backyard – making summer BBQs and family dinners effortless. Upstairs, you'll find a generous bonus room, a luxurious primary suite with a 5-piece ensuite and walk-in closet, and two additional bedrooms with easy access to a full shared bathroom. A conveniently located upper-floor laundry room completes the second level. The fully finished basement provides even more space, featuring a large family/recreation room, a full bathroom, and an additional guest bedroom – perfect for extended family, a home office, or hobbies. Step outside to enjoy your fully fenced backyard with a raised deck, a built-in play structure, and a storage shed – a great space for kids, pets, and outdoor entertaining. Prime Location Alert: This home is located just steps away from the site of a brand-new K&#9 Catholic school, scheduled to open in September 2026. While easily walkable, the school is situated within the interior of the community – ensuring a peaceful, low-traffic environment. It's the perfect balance of convenience and tranquility for families with school-age children.

Don't miss the opportunity to own this turn-key property in one of Calgary's most desirable and fastest-growing neighbourhoods.