

## 80 Legacy Reach Manor SE Calgary, Alberta

**MLS # A2259076**



**\$625,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,648 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<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>	Granite Counters, High Ceilings, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

This beautifully upgraded 4-bedroom, 3.5-bath corner-lot home in Legacy is built on a traditional lot and combines style, functionality, and convenience. The open-concept main floor features a gourmet kitchen with granite counters, stainless steel appliances, extended-height cabinetry with wine rack, massive island, and corner pantry. The spacious living room with gas fireplace flows seamlessly into a bright dining area overlooking your fully private, zero-maintenance backyard with artificial turf, tiled deck, and alley access with tucked-away bins. Upstairs offers 3 generous bedrooms plus a versatile bonus room with wet bar and filtered water tap. The primary suite includes a walk-in closet and ensuite, while the additional bedrooms share a stylish 4-pc bath. The professionally finished basement adds even more living space with a 4th bedroom, full bath, family room with wet bar, and plenty of storage space. Additional highlights include abundant storage in the garage with custom shelving, a whole-home water filtration system with dedicated filtered water taps on all three levels, ethernet ports throughout, bright upgraded lighting, extended driveway with 3 private parking spaces, and plentiful corner-lot street parking. Located in one of Calgary's fastest-growing communities with parks, lakes, shopping, transit, and a brand-new school being built right across the street on Legacy Reach Manor SE, this is the perfect time to buy before demand rises. Don't miss the professional photos and immersive 3D tour!