

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

**MLS # A2282633**



**\$619,990**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <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 (11 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

ENJOY A HUGE, FULLY PRIVATE, ZERO MAINTENANCE BACKYARD ON A TRADITIONAL LOT - CORNER LOT HOUSE - PROFESSIONALLY FINISHED BASEMENT - 4 BEDROOMS + BONUS ROOM - EXTENDED 3-CAR DRIVEWAY - DUAL WET BARS - WHOLE-HOME WATER FILTRATION Welcome to this beautifully upgraded 4-bedroom, 3.5-bath corner-lot home in Legacy&mdash;perfect for families seeking space, privacy, and modern convenience. The star of the property is the huge, fully private, zero-maintenance backyard, featuring artificial turf, a tiled deck, and alley access with tucked-away garbage storage. This rare traditional lot gives you room to relax, entertain, and enjoy year-round outdoor living. Inside, the open-concept main floor includes a gourmet kitchen with granite counters, stainless steel appliances, extended-height cabinetry with a wine rack, a massive island, and a corner pantry. The bright dining area flows into the cozy living room with a gas fireplace, creating a warm, inviting space for gatherings. Upstairs offers three generous bedrooms plus a versatile bonus room with a wet bar and filtered water tap&mdash;ideal for movies, gaming, or a family lounge. The primary suite features a walk-in closet and private ensuite, while two additional bedrooms share a stylish 4-piece bath. The professionally finished basement adds even more value with a fourth bedroom, full bath, family room, second wet bar, and excellent storage&mdash;perfect for guests or teens. Additional upgrades include a whole-home water filtration system, custom garage shelving, Ethernet ports throughout, upgraded lighting, and an extended 3-car driveway with abundant corner-lot street parking. Located across from Legacy&rsquo;s brand-new school, close to parks, paths, shopping, and transit&mdash;this is the perfect time to buy in this

fast-growing community.