



**GRASSROOTS**  
REALTY GROUP

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**89 Legacy Green SE**  
**Calgary, Alberta**

**MLS # A2230762**



**\$774,999**

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,497 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

LOCATION ALERT! Welcome to this beautifully upgraded 2-storey home in the highly sought-after community of Legacy, just steps from scenic ponds and walking paths. This 4-bedroom gem offers exceptional design and comfort throughout. The main floor features gleaming hardwood floors, a cozy gas fireplace with elegant maple columns and stonework, and an open-concept living space flooded with natural light from large windows with Hunter Douglas blinds and 9-ft ceilings. The gourmet kitchen boasts granite countertops, high-end stainless-steel appliances, pot lights, extended upper cabinets, a walk-in pantry, and a central island—perfect for entertaining. A private den/office, spacious dining area, and 2-piece bath complete the main level. Upstairs, a vaulted ceiling enhances the large bonus/family room. You'll find three well-sized bedrooms sharing a 4-piece bath, along with a luxurious primary suite featuring a 5-piece ensuite and a massive walk-in closet. The convenient upstairs laundry room adds to the functionality. Hardwood flooring extends throughout both levels, with tile in all wet areas. The unfinished basement offers a 9-ft ceiling, two windows, and a rough-in for a bathroom—ready for your custom development. Step outside to a fenced, beautifully landscaped backyard with a two-tiered deck, perfect for outdoor living. Additional highlights include central A/C, a large double attached garage, and an exposed aggregate driveway. Enjoy 15 km of walking paths, serene green spaces, playgrounds, and direct access to a 300-acre environmental reserve. Close to All Saints High School, shopping, Stoney Trail, Deerfoot Trail, and the South Calgary Health Campus, this home delivers the ideal blend of lifestyle and location. Recent upgrades include: New furnace (2024) Dishwasher (2025) Over-the-range microwave (2024) Refrigerator

(2022) Washer/Dryer (2023) Don't miss your chance to own this exceptional property in Legacy!