



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2233807**



**\$619,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,659 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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, Pantry		

**Inclusions:** None

Welcome to this beautifully maintained home in the award-winning community of Legacy! Offering over 1,600 sq ft of thoughtfully designed living space, this 3 bedroom, 2.5 bath home features an open-concept main floor where the living room, dining area, and kitchen flow seamlessly together, perfect for everyday living and entertaining. The kitchen is equipped with a central island, granite countertops. Soaring 9' ceilings on the main level. Enjoy a spacious bonus room on the second floor. The basement is currently used as a gym and kids' play space, offering flexible options for any lifestyle. Step outside to your fully landscaped backyard oasis, complete with a pergola, deck, garden, patio circle, privacy screens, sun shades, outdoor umbrella, and solar lighting—an ideal setup for summer evenings ahead. Single front attached garage with a widened driveway that accommodates two vehicles. Surrounded by parks, bike paths, and walking trails, including scenic routes around Legacy Pond and the nearby 300 acre environmental reserve, you'll also be within walking distance to Township Shopping Centre, restaurants, schools (including the new K-9 Catholic and upcoming K-6 public school just at the end of the street), and several playgrounds. Commuting is a breeze with easy access to Deerfoot Trail, Macleod Trail, and multiple city bus stops just minutes away. Quiet neighbors, abundant street parking, and proximity to All Saints High School, Fish Creek Provincial Park, South Health Campus, and four nearby golf courses complete the lifestyle offering of this exceptional Legacy home!