



GRASSROOTS
REALTY GROUP

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94 Legacy Woods Place SE
Calgary, Alberta

MLS # A2235762



\$759,999

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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.