



**GRASSROOTS**  
REALTY GROUP

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**86 Legacy Woods Place SE**  
**Calgary, Alberta**

**MLS # A2238152**



**\$809,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,020 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Yard Lights		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Nestled in the sought-after community of Legacy, this stunning 4-bedroom, 3.5-bathroom home offers the perfect blend of comfort, style, and functionality in one of Calgary's most vibrant neighborhoods. With over 2,000 sqft of beautifully designed living space, this meticulously maintained residence is surrounded by parks, pathways, and scenic walking trails, while also being steps from top-tier amenities, schools, and shops that make Legacy such a desirable place to live. Step inside to a spacious, open-concept main floor that impresses with 9-foot ceilings, 8-foot doors, and rich LVP flooring that flows seamlessly throughout. The generous living room is anchored by a cozy gas fireplace, creating the perfect spot to relax or entertain. A chef-inspired kitchen boasts quartz countertops, stainless steel appliances, a granite sink, walk-through pantry to the mudroom, and luxury ceiling-height cabinetry for a polished and functional finish. Upstairs, a versatile bonus room offers additional living space, while the convenient laundry room adds everyday ease. The primary suite is a true retreat, featuring a luxurious 5-piece en-suite with a private toilet room, walk-in closet, and elegant finishes throughout. Enjoy thoughtful upgrades like A/C, a water softener, and professionally installed luxury Gemstone exterior lights. Outside, the beautifully landscaped west-facing backyard is ideal for summer evenings, enhanced by a stunning exposed aggregate patio — perfect for lounging, dining, or hosting. With its east-facing front yard, this home enjoys morning sun and fantastic curb appeal. Located just steps from Legacy's extensive amenities and natural green spaces, this home is where everyday living feels truly exceptional. Don't miss your chance to make it yours!

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