



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2243219**



**\$678,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,914 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Quartz Counters		

**Inclusions:** TV Mount in Primary Bedroom, Alarm system and Hot Tub are in Working order but "as-is" condition.

Enjoy new central air-conditioning, a beautiful floor plan, and an open layout with over 1900 sq ft! You are welcomed with a spacious and private foyer featuring oversized closets and also direct access to the double attached garage that is insulated and drywalled. The heart of the home is the GORGEOUS KITCHEN, complete with elegant white quartz countertops, ample cabinetry, a large pantry, stainless steel appliances, and a generous island with seating&mdash;perfect for casual meals or entertaining guests. The kitchen flows seamlessly into the expansive dining area and living room which opens onto a tiered deck overlooking the peaceful valley. Upstairs, you&rsquo;ll find a large bonus room or multi-purpose space. There is a built-in desk, plus space for a home office as currently used, but could also be a great playroom or upper family room. The primary suite is a true retreat, featuring a 5 piece ensuite with a soaker tub, glass shower, dual sinks, and a spacious walk-in closet. A total of three bedrooms, a 4-piece bathroom, bonus room and a convenient upper-level laundry room complete the second floor. Note that the second bedroom is nearly as large as the primary bedroom and located next to the bonus room, ideal for teenagers or multi-generation families. Note the central air-conditioning was recently installed. The big undeveloped basement awaits your plans, offering a huge window and roughed-in plumbing for another bathroom. The backyard features a two tiered deck and a hot tub! This bright and beautiful home offers everything a growing family needs&mdash;style, space, and comfort in a serene setting.