



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2257302**



**\$673,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,977 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped 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	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Trampoline in the backyard

This exceptional 2-storey detached home, featuring nearly 2000 SF living space + 800 SF potential development in the desirable community of Legacy is calling you. This home offers an amazing ridge view on 2 levels. Upon entering, you are greeted by an inviting and bright design, showcasing one of the highlights of this home: a spacious hub of family gathering & entertainment, the upgraded kitchen, indoor & Out door dining area and the living room blended in effortless. Upstairs feature Spacious Master bedroom with 5 piece ensuite and a deep walk-in closet, Huge bonus room, 2 more bright & airy bedrooms, 4 piece bathroom and laundry room. The view from Master Bedroom will keep entertain all year round. The basement is the perfect place for home gym and with 3 piece rough-in plumbing, it is very convenient, if any further development is needed. Another highlight of this home is a spacious driveway for multiple vehicles. With a fenced yard, a trampoline and a rear deck, it is perfect for private down time. Located on a quiet street and just steps from the ridge and community walking paths, this home evokes a calming and tranquil atmosphere. Legacy is known for its array of amenities, including scenic walking paths, ponds, schools, shopping centers, restaurants, and playgrounds. Its prime location provides an easy access to Macleod Trail, Deerfoot Trail, and Stoney Trail, which make your daily commute a breeze. Legacy also features recreational amenities, parks, soccer fields, and over 300 acres of protected environmental reserve. Call your favorite realtor and make this home yours today!