



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

MLS # A2259076

\$624,600

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|------------------|--|---------------|-------------------|
| Division: | Legacy | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,648 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Corner Lot, Few Trees, Front Yard, Low Maintenance Landscape | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | N/A | | |

ENJOY A HUGE, FULLY PRIVATE, ZERO MAINTENANCE BACKYARD ON A TRADITIONAL LOT - CORNER LOT HOUSE - PROFESSIONALLY FINISHED BASEMENT - 4 BEDROOMS + BONUS ROOM - EXTENDED 3-CAR DRIVEWAY - DUAL WET BARS - WHOLE-HOME WATER FILTRATION Welcome to this beautifully upgraded 4-bedroom, 3.5-bath corner-lot home in Legacy—perfect for families seeking space, privacy, and modern convenience. The star of the property is the huge, fully private, zero-maintenance backyard, featuring artificial turf, a tiled deck, and alley access with tucked-away garbage storage. This rare traditional lot gives you room to relax, entertain, and enjoy year-round outdoor living. Inside, the open-concept main floor includes a gourmet kitchen with granite counters, stainless steel appliances, extended-height cabinetry with a wine rack, a massive island, and a corner pantry. The bright dining area flows into the cozy living room with a gas fireplace, creating a warm, inviting space for gatherings. Upstairs offers three generous bedrooms plus a versatile bonus room with a wet bar and filtered water tap—ideal for movies, gaming, or a family lounge. The primary suite features a walk-in closet and private ensuite, while two additional bedrooms share a stylish 4-piece bath. The professionally finished basement adds even more value with a fourth bedroom, full bath, family room, second wet bar, and excellent storage—perfect for guests or teens. Additional upgrades include a whole-home water filtration system, custom garage shelving, Ethernet ports throughout, upgraded lighting, and an extended 3-car driveway with abundant corner-lot street parking. Located across from Legacy's brand-new school, close to parks, paths, shopping, and transit—this is the perfect time to buy in this

fast-growing community.