



GRASSROOTS
REALTY GROUP

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80 Legacy Reach Manor SE
Calgary, Alberta

MLS # A2259076



\$624,600

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		

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.