



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

MLS # A2275838



\$599,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,652 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows		
Inclusions:	N/A		

Welcome to this beautifully maintained 1,652 sq. ft. farmhouse-industrial style home in the award-winning community of Legacy. Thoughtfully positioned side-on to an alley, this home benefits from additional windows, flooding the interior with natural light throughout the day and creating a bright, uplifting atmosphere rarely found in similar homes. Designed for modern living, the open-concept main floor seamlessly connects the living room, dining area, and kitchen—perfect for both everyday life and entertaining. The kitchen features stainless appliances, quartz countertops, floating shelves, a stylish coffee bar, sizeable pantry and a functional eat-in layout, all complemented by 9' ceilings that enhance the airy feel and contemporary farmhouse aesthetic. The 2 pc main floor bath is nicely tucked away and the entrance is super spacious filled with natural light. Upstairs, you'll find three well-appointed bedrooms, including a primary suite with a 4pc ensuite and second 4 pc bath, a generous middle bonus room—ideal for family movie nights, a home office, or a quiet escape and a convenient upper laundry room. The unfinished basement offers endless potential to customize the space to suit your lifestyle. Step outside to enjoy a large, fully fenced and landscaped yard, complete with a BBQ deck and privacy panel—perfect for summer evenings. Park inside and hide from the cold with a single front-attached garage plus a widened driveway accommodating two more vehicles and ample street parking. Living in Legacy means being surrounded by scenic parks, extensive walking and biking paths, Legacy Pond, and a stunning 300-acre environmental reserve. Families will appreciate the close proximity to schools, including the new K-9 Catholic school and the upcoming K-6 public school just steps away, as well as playgrounds.

and All Saints High School. Everyday conveniences are nearby at Township Shopping Centre, while commuters enjoy quick access to Deerfoot Trail, Macleod Trail, transit, Fish Creek Provincial Park, South Health Campus, and multiple golf courses. This is more than a home—it's a bright, functional, and stylish lifestyle opportunity in one of Calgary's most desirable south communities. Don't miss your chance to make it yours.