



GRASSROOTS
REALTY GROUP

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81 Legacy Woods Place SE
Calgary, Alberta

MLS # A2278350



\$799,900

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|------------------|---|---------------|------------------|
| Division: | Legacy | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,125 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Aggregate, Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Garden, Low Maintenance Landscape, Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Pantry, See Remarks, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Beautifully upgraded and meticulously maintained, this exceptional 5-bedroom home is nestled in the highly sought-after, family-oriented community of Legacy—where convenience meets comfort. Enjoy being just steps away from grocery stores, schools, Tim Hortons, parks, playgrounds, and an extensive network of walking and biking pathways. From the moment you arrive, the pride of ownership is undeniable. The fully developed front-attached garage with an aggregate driveway sets the tone for the quality found throughout. Inside, the main floor impresses with gleaming hardwood flooring and a stunning kitchen featuring full-height cabinetry with risers and crown moulding reaching the 9-ft ceiling. High-end stainless steel appliances—including a built-in microwave/oven combination and a premium Fisher & Paykel gas cooktop—create a chef-inspired space perfect for everyday living and entertaining. The open layout is anchored by a cozy centre gas fireplace, ideal for those winter evenings. Upstairs, you’ll find three generously sized bedrooms, including a luxurious primary suite complete with a 5-pc spa-inspired ensuite. A spacious bonus room with an upgraded tray ceiling adds versatility for family gatherings or movie nights. The upper-level side-by-side laundry room offers exceptional convenience and ample space. The fully developed basement extends the home’s functionality with two additional well-sized bedrooms, a comfortable family room, a 4-pc bathroom, and its own side-by-side laundry—perfect for extended family or guests. Located close to bus stops, schools, shopping, and with quick access to major routes such as Stoney Trail, this home offers unmatched convenience for commuting anywhere in the city. This property shows 10/10—beautifully cared for by its original owners and truly move-in ready. Don’t miss it!

miss your opportunity to own this remarkable home. Call today to book your private viewing!