



**GRASSROOTS**  
REALTY GROUP

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**86 Legacy Woods Place SE**  
**Calgary, Alberta**

**MLS # A2278998**



**\$789,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,046 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Yard Lights		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Hot Tub in the backyard, Ring Alarm System, Water Softener		

This beautifully maintained 4-bedroom, 3.5-bath home in the heart of Legacy offers over 2,700 sqft of thoughtfully designed living space, seamlessly blending comfort, style, and functionality. Step inside to the open-concept main floor featuring 9-foot ceilings, 8-foot doors, and durable LVP flooring, with a warm and inviting living room centered around a cozy gas fireplace. The chef-inspired kitchen is both elegant and practical, showcasing quartz countertops, eat up breakfast bar, stainless steel appliances, a granite sink, ceiling-height cabinetry, and a walk-through pantry leading to the mudroom—ideal for everyday living and entertaining. Upstairs, three well-appointed bedrooms, a versatile bonus room, and convenient upper-floor laundry create a functional and family-friendly layout. The primary suite offers a true retreat with a luxurious 5-piece en-suite, private toilet room, walk-in closet, and refined finishes. The fully finished basement expands your living space with an additional bedroom, spacious recreation room, and full bathroom. Thoughtful upgrades include air conditioning, a water softener, and professionally installed Gemstone exterior lighting. Outside, the west-facing landscaped backyard is designed for relaxation and hosting, featuring an exposed aggregate patio and private hot tub. Ideally located close to everyday amenities, shopping, schools, and nearby golf courses, this move-in-ready home offers an exceptional lifestyle with comfort and convenience at its core.