



**69 Legacy Manor SE  
Calgary, Alberta**

**MLS # A2302444**



**\$685,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,743 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage

**Inclusions:** N/A

Welcome to this thoughtfully designed two-storey home in the vibrant and family-friendly community of Legacy in Calgary's southeast—where comfort, functionality, and everyday convenience come together seamlessly. From the moment you step inside, the spacious front foyer sets the tone, offering plenty of room to welcome guests and keep things organized. The main floor unfolds into a bright, open-concept layout that's ideal for both daily living and entertaining. The kitchen is the true heart of the home, featuring quartz countertops, stainless steel appliances, and a smartly designed corner walk-thru pantry that connects effortlessly to the mudroom with built-in storage and the double attached garage—making grocery runs a breeze. The adjacent dining and living areas are filled with natural light, creating an inviting space to gather. Patio door leads directly to the deck and fully fenced, south-facing backyard—perfect for soaking up the sun, hosting summer BBQs, or letting kids and pets play freely. A convenient 2-piece bath completes the main level. Upstairs, you'll find a layout that truly works for modern family life. The generous bonus room offers a flexible space for movie nights, a playroom, or a hangout zone for teens. The primary suite provides a private retreat, complete with a large walk-in closet and a well-appointed 5-piece ensuite featuring dual vanities and a relaxing soaker tub. Two additional bedrooms, a full 4-piece bathroom, and upper-level laundry add to the home's everyday practicality. The unfinished basement comes ready with a bathroom rough-in, offering endless potential to customize and grow with your needs—whether that's extra living space, a home gym, or a guest suite. Additional highlights include central air conditioning for those warm summer days and a

well-maintained exterior that enhances curb appeal. Located in Legacy, you're surrounded by scenic walking paths, parks, and ponds, with schools, playgrounds, and shopping all within walking distance. Easy access to both Stoney Trail and Macleod Trail ensures a smooth commute and quick connections to the rest of the city. This is a home that balances style, space, and location—ready for its next chapter.