



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

MLS # A2155383



\$625,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,669 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, RV Access/Parking, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Doorbell Camera

This charming two-storey home, featuring 3 bedrooms, 2.5 bathrooms, and a single attached garage, is located in the family-friendly community of Legacy. It offers over 1,600 square feet of developed living space. As you step inside, you'll find a main floor that features beautiful hardwood flooring throughout. The open-concept layout, enhanced by large windows that flood the space with natural light, seamlessly connects the living, dining, and kitchen areas, creating an ideal space for both daily life and entertaining. The kitchen is a true highlight, boasting granite countertops, a large island with a breakfast bar, sleek white appliances, and a spacious walk-through pantry leading to the mudroom and garage. A convenient two-piece powder room is also located on this level. Upstairs, you'll discover three comfortable bedrooms, including a large primary retreat. This serene space comes complete with a walk-in closet and a stunning ensuite bathroom that features dual sinks, a luxurious soaker tub, and a stand-alone shower. The upper floor also includes a laundry room for added convenience, making daily chores easier, along with an additional four-piece bathroom. Plush carpet flooring adds warmth and comfort to this level. The basement remains unfinished, providing a blank canvas for you to create the space that best suits your needs. Outside, the fully fenced backyard offers space for outdoor activities, complete with a deck, a gravel pad, and alley access with the potential for RV parking. Living in Legacy means being steps away from parks, Legacy Pond, and scenic walking and biking paths along the ridge. Golf enthusiasts will appreciate the proximity to Blue Devil, McKenzie Meadows, and Heritage Pointe Golf Clubs. For outdoor recreation, Sikome Lake and Fish Creek Provincial Park are just minutes away. The community is also conveniently

located near a variety of shops and amenities, as well as All Saints High School. This property perfectly balances comfort, convenience, and the opportunity to make it your own.