



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

**MLS # A2212426**



**\$620,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,672 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, 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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** TV Wall Mounts (Primary BDRM, Bonus RM, Great RM), Speaker Mounts Only (Bonus RM), Central Vacuum (attachments, power head and hose), Various Floating Shelves, Exterior Driveway & Doorbell Camera (no contract)

Move-In Ready Perfection in Legacy | Expertly Landscaped | Ideal for Entertaining! Welcome to a home where every detail has been thought through—from curb appeal to backyard bliss. This exceptionally well-maintained property stands apart from others in the area, thanks to thoughtful upgrades, custom touches, and a layout that truly works for real life. **\*\*Low-Maintenance Living, High-Impact Style\*\*** From the moment you pull up, you’ll notice the difference: a no-maintenance front yard finished with gravel and landscape fabric means weekends are for relaxing, not weeding. The single attached garage and front driveway offer everyday convenience with clean curb appeal. **\*\*An Entertainer’s Dream Yard\*\*** Step out the back door onto a deck perfectly sized for your BBQ or smoker, then down to a stamped concrete patio framed by artificial turf—no mower needed. A stunning pergola offers shade and style for your outdoor dining space, with a designated area ready for your hot tub. The fully fenced yard is both pet- and kid-friendly, making it the perfect gathering place for friends and family. **\*\*Custom Interior Touches That Make a House a Home\*\*** Inside, you’ll appreciate the tasteful feature walls made with textured finishes, offering a warm, custom look without the need for wallpaper or bold paint. Every room feels thoughtfully designed. Wall-mounts for TVs stay, and built-in speakers upstairs and down make entertaining even more enjoyable. **\*\*A Smarter Floorplan\*\*** The rear-located stairwell is a rare find and opens up the main level beautifully. The large great room upstairs easily fits a sectional—perfect for movie nights. The premier suite includes a full tiled shower with 10mil glass, a built-in bench, offering a spa-like retreat. And while the 3-bedroom layout is ideal for most, the undeveloped basement is ready for your vision when the

time comes. **\*\*Kitchen Perks\*\*** Full-height cabinetry, an upgraded sink in the island, stainless steel appliances (including a gas range!), and a corner pantry check all the boxes for both daily cooking and weekend entertaining. **\*\*Comfort & Convenience\*\*** This home has been lovingly cared for by its original owners (two adults), and still shows like brand new. Central A/C adds year-round comfort. water softener to make your appliances last longer, and a central-vac system with accessories. Just unpack, fire up the grill, and invite the neighbours over next weekend&mdash;it&rsquo;s that ready! **\*\*The Legacy Lifestyle\*\*** Located in the award-winning community of Legacy&mdash;twice named Community of the Year&mdash;you&rsquo;ll enjoy access to scenic walking paths, playgrounds, a community garden, and a 300-acre environmental reserve. With a brand-new high school and multiple retail hubs nearby, everything you need is just minutes away. Plus, with easy access to Macleod Trail and major routes, commuting is a breeze.