

\$559,000 - 60 Legacy Reach Manor Se, Calgary

MLS® #A2086449

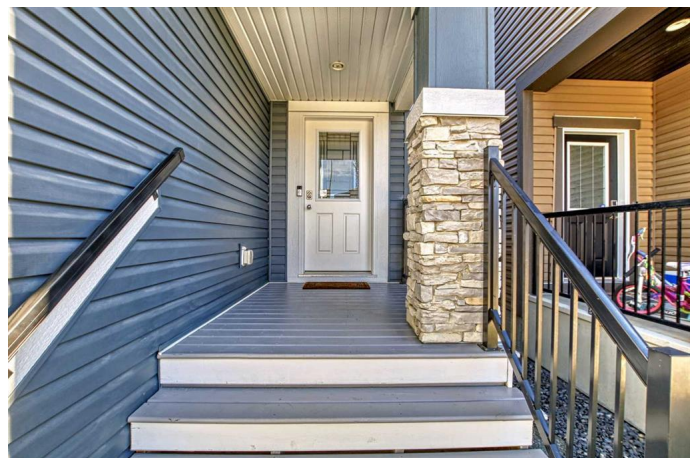
\$559,000

3 Bedroom, 3.00 Bathroom, 1,641 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

Welcome to 60 Legacy Reach Manor S.E. This wonderful "Shane built" 2 storey has only had one owner since new and is now being offered for sale for the first time. The bright, spacious entryway welcomes your guests. Once inside, you are greeted by 9 foot textured ceilings throughout the main level. A light, bright and airy home that features loads of windows for all day sun. The main living area boasts a completely open concept floor plan perfect for the entertainer in you. Large family gatherings will be a breeze. The huge kitchen is adorned with loads of cabinets, a corner pantry and a massive center island. Upgraded stainless steel appliance package, granite countertops and custom tiling add a bit of style to the whole picture. 2 piece guest bath plus main floor laundry too. Walkout from this level to a party sized deck with built in bench seating. The storage shed in the fully fenced and landscaped rear yard is included. Single front drive garage is insulated and drywalled with direct access into the home. Additional off street parking in front is suitable for up to 2 more vehicles if required. Two ceiling fans and central air conditioning will keep you cool and comfortable during those hot summer days and nights. Upstairs you will be complete with two more full baths, a family sized bonus room for cozying up, 2 same sized kids bedrooms and a primary suite capable of easily accommodating a king size bed and as much other furniture as you might require. The large walk in closet has lots of room and can



be customized and configured to your needs. The basement is unspoiled, features roughed in plumbing and can be finished as you wish at a future date. Legacy itself has a lot to offer and is quite self contained. Close proximity to schools, shopping and multiple additional services. Pathways, Ponds, Playgrounds, Skating rinks, Community gardens and so much more are at your fingertips. Minutes from South Health Campus and Fish Creek Park. Legacy is a well thought out and planned community that has something to offer everyone. Be sure to put this on your "MUST SEE" list.

Built in 2015

Essential Information

MLS® #	A2086449
Price	\$559,000
Sold Price	\$557,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,641
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	60 Legacy Reach Manor Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2C5

Amenities

Amenities	None
Parking Spaces	3
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Parking Pad, Single Garage Attached

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Electric Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Dog Run Fenced In, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2023
Date Sold	November 4th, 2023
Days on Market	25
Zoning	R-1N
HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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