

\$599,900 - 40 Legacy Reach Manor Se, Calgary

MLS® #A2140697

\$599,900

3 Bedroom, 3.00 Bathroom, 1,513 sqft
Residential on 0.06 Acres

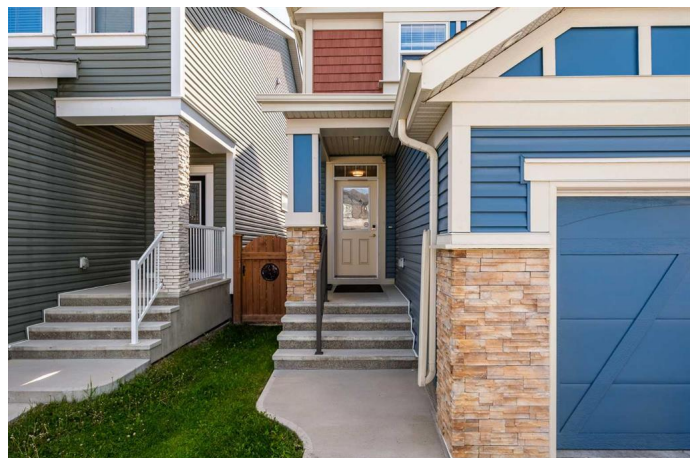
Legacy, Calgary, Alberta

Welcome to your dream home in the family-friendly community of Legacy! This stunning 3-bedroom residence offers a blend of comfort, style, and functionality across 1,500 sq. ft. of living space, making it perfect for families, first-time homebuyers, downsizers and executives alike.

As you enter the home, youâ€™re greeted by a spacious open-concept living area with 9-foot ceilings, creating an airy and inviting atmosphere. Expansive windows fill the living room with natural light, seamlessly connecting it to the dining room and gourmet kitchen. The kitchen is a chef's delight, featuring elegant wood grain cabinets, sleek stainless-steel appliances, modern marble backsplash, a large kitchen island, and beautiful quartz countertops, making it ideal for family meals and entertaining guests.

Upstairs, the primary bedroom offers a true retreat with a large walk-in closet and a private ensuite, providing both comfort and privacy. The upper level also includes a conveniently located laundry room to help make wash day a breeze, along with two additional bedrooms that can serve as kid's rooms, guest rooms, or home offices.

The basement, though currently unfinished, presents a fantastic opportunity to customize the space to your liking, whether you envision a recreation room, home theatre, or personal



gym. Outside, the large, fenced backyard provides an oasis for relaxation and entertainment. The east-facing backyard ensures plenty of morning sunlight, while the spacious wooden deck is perfect for hosting gatherings during the warmer months.Â

This home includes an attached single-car garage ensuring you vehicle stays warm & secure all year long. Built in 2016, this home is relatively new and has been impeccably cared for, giving you peace of mind. Located on a quiet street, this home offers a safe environment with minimal traffic, ideal for families with children.

Legacy is a vibrant community with picturesque ponds and walking paths, perfect for enjoying the outdoors. The property is within a half block to a newÂ school currently under construction,Â a quick drive toÂ All Saints High School, close to local amenities and restaurants and easy access to walking and bike paths on the ridge, providing convenience and a strong sense of community.

Donâ€™t miss this opportunity to make this beautiful home yours. Contact us today to schedule a viewing and discover all the features that make this property a fantastic place to live.

Built in 2015

Essential Information

MLS® #	A2140697
Price	\$599,900
Sold Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,513
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	40 Legacy Reach Manor Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2C3

Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Level, Street Lighting, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 3rd, 2024
Days on Market	13
Zoning	R-1N
HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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