

# \$640,000 - 168 Legacy Reach Manor Se, Calgary

MLS® #A2233807

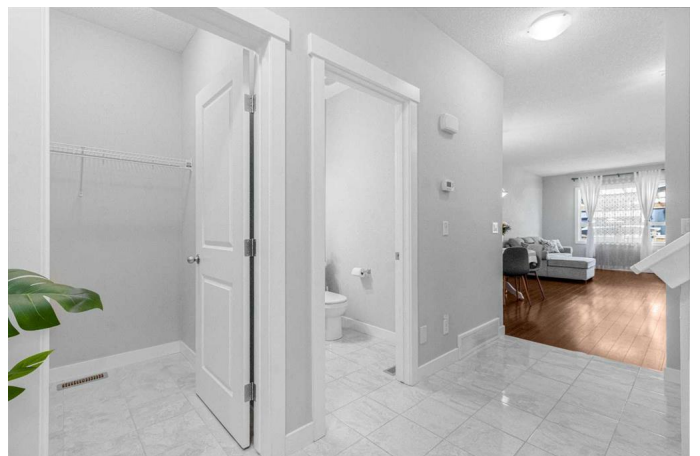
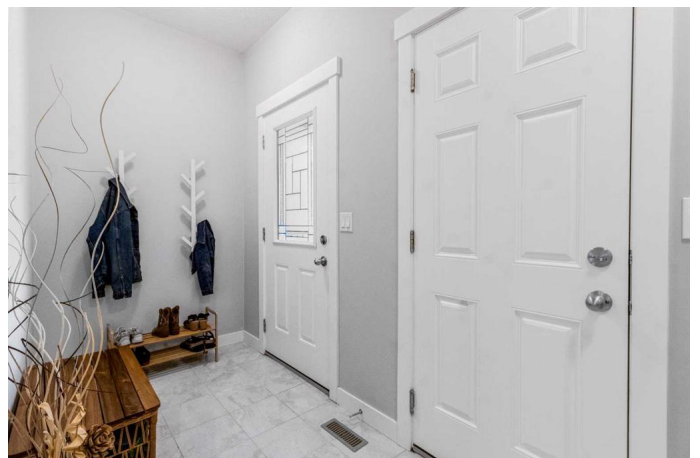
**\$640,000**

3 Bedroom, 3.00 Bathroom, 1,659 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

Welcome to this beautifully maintained home in the award-winning community of Legacy! Offering over 1,600 sq ft of thoughtfully designed living space, this 3 bedroom, 2.5 bath home features an open-concept main floor where the living room, dining area, and kitchen flow seamlessly together, perfect for everyday living and entertaining. The kitchen is equipped with a central island, granite countertops. Soaring 9'™ ceilings on the main level. Enjoy a spacious bonus room on the second floor. The basement is currently used as a gym and kids'™ play space, offering flexible options for any lifestyle. Step outside to your fully landscaped backyard oasis, complete with a pergola, deck, garden, patio circle, privacy screens, sun shades, outdoor umbrella, and solar lighting™ an ideal setup for summer evenings ahead. Single front attached garage with a widened driveway that accommodates two vehicles. Surrounded by parks, bike paths, and walking trails, including scenic routes around Legacy Pond and the nearby 300 acre environmental reserve, you'll also be within walking distance to Township Shopping Centre, restaurants, schools (including the new K-9 Catholic and upcoming K-6 public school just at the end of the street), and several playgrounds. Commuting is a breeze with easy access to Deerfoot Trail, Macleod Trail, and multiple city bus stops just minutes away. Quiet neighbors, abundant street parking, and proximity to All Saints High School, Fish Creek Provincial



Park, South Health Campus, and four nearby golf courses complete the lifestyle offering of this exceptional Legacy home!

Built in 2015

### **Essential Information**

MLS® #	A2233807
Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,659
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	168 Legacy Reach Manor Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2C5

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, High Ceilings, Pantry
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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