

# \$620,000 - 164 Legacy Reach Manor Se, Calgary

MLS® #A2212426

**\$620,000**

3 Bedroom, 3.00 Bathroom, 1,672 sqft  
Residential on 0.06 Acres

Legacy, Calgary, Alberta

Move-In Ready Perfection in Legacy | Expertly  
Landscaped | Ideal for Entertaining!

Welcome to a home where every detail has been thought throughâ€”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\*\***

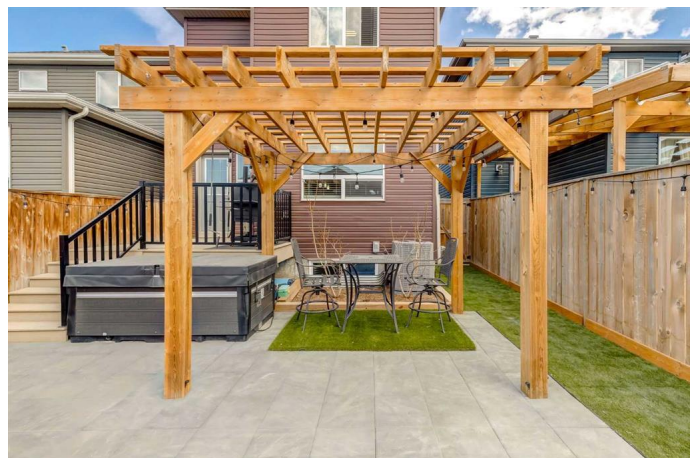
From the moment you pull up, youâ€™ll notice the difference: a no-maintenance front yard finished with gravel and landscape fabric means weekends are for relaxing, not weeding. The single attached garage and front driveway offer everyday convenience with clean curb appeal.

**\*\*An Entertainerâ€™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 turfâ€”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 sectionalâ€”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 weekendâ€”itâ€™s that ready!

#### **\*\*The Legacy Lifestyle\*\***

Located in the award-winning community of Legacyâ€”twice named Community of the Yearâ€”youâ€™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.

Built in 2015

## **Essential Information**

MLS® #	A2212426
Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,672
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	164 Legacy Reach Manor Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2C5

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Storage  
Lot Description        Back Yard, Front Yard, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Stone, Vinyl Siding, Wood Frame, Cedar  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 16th, 2025  
Days on Market        3  
Zoning                    R-G  
HOA Fees                60  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX First

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