

127 Legacy Reach Manor SE  
Calgary, Alberta

MLS # A2232905



**\$699,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,914 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, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Quartz Counters		

**Inclusions:** Window coverings, TV Mount in Primary Bedroom Alarm system and Hot Tub are in Working order but "as-is" condition.

Welcome to this spacious 1914 sq ft two-storey home, perfectly designed for family living and beautifully situated with unobstructed valley views and no rear neighbours. From the moment you step inside, you'll be impressed by the open and airy layout, starting with a spacious entryway featuring oversized closets and direct access to the attached double garage. The heart of the home is the gorgeous kitchen, complete with elegant white stone countertops, ample cabinetry, a large pantry, stainless steel appliances, and a generous island with seating—perfect for casual meals or entertaining guests. The kitchen flows seamlessly into the expansive dining area and cozy living room, which opens onto a tiered deck overlooking the peaceful valley. Upstairs, you'll find a large bonus room with a built-in desk—an ideal space for a home office, playroom, or media lounge. The primary suite is a true retreat, featuring a luxurious ensuite with a soaker tub, glass shower, dual vanities, and a spacious walk-in closet. Two additional well-sized bedrooms, a 4-piece bathroom, and a convenient upper-level laundry room complete the second floor. Note that the second bedroom is nearly as large as the primary and located next to the bonus room, ideal for teenagers or multi-generation families. You will love having central air conditioning that was recently added! The big undeveloped basement awaits your plans. It has a huge window and roughed-in plumbing for a bathroom. The backyard features a tiered deck, room for pets and kids to play, and a hot tub! This bright and beautiful home offers everything a growing family needs—style, space, and comfort in a serene setting.