

## 68 Legacy Manor SE Calgary, Alberta

MLS # A2311577



# \$820,000

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,916 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Other, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry		

**Inclusions:** NONE

**ELEGANT FAMILY LIVING | FULLY FINISHED WALKOUT | BACKING ONTO POND** Welcome to 68 Legacy Manor SE &mdash; a beautifully maintained, fully finished walkout home located in the heart of Legacy, one of Calgary's most desirable family communities. Backing onto a peaceful pond with no direct rear neighbours, this home offers the perfect combination of privacy, functionality, and modern style. Offering nearly 2,000 sq. ft. of thoughtfully designed living space, this 3-bedroom, 3.5-bathroom home is ideal for families or anyone looking for move-in ready comfort with exceptional outdoor views. The bright open-concept main floor features professionally completed built-ins, elegant California shutters throughout the main and upper levels, and a warm, inviting layout perfect for both everyday living and entertaining. The kitchen and bathrooms have been tastefully updated with refreshed counters, modern faucets, upgraded mirrors, and contemporary finishes, while the entire home was professionally painted to create a fresh and cohesive feel throughout. Upstairs offers spacious bedrooms, well-appointed bathrooms, and comfortable family living space, while the professionally finished walkout basement provides incredible flexibility for a media room, home gym, kids's play space, office, or guest retreat. Additional features include central air conditioning, upgraded fixtures throughout, multiple living spaces for growing families, and beautiful pond views with added separation from rear neighbours. Located close to scenic walking paths, parks, schools, shopping, restaurants, and everyday amenities, this is a rare opportunity to own a move-in-ready walkout home in one of southeast Calgary's most sought-after communities. Homes with this setting and level of care rarely become available. Home shows 10/10. These don't come up

often, so don't miss your chance to be in this location.