

**168 Legacy Reach Manor SE  
Calgary, Alberta****MLS # A2255399****\$599,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Legacy                 |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,659 sq.ft.           | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.06 Acre              |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                   |

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

**Inclusions:** Privacy and Sun Shades on the Pergola, Solar Lights around Backyard, Curtains and Roller Shades inside House, Mainfloor TV Wall Mount and Floating TV Stand/Cabinet

Discover this beautifully maintained home in the award-winning community of Legacy, offering a thoughtfully designed living space. With 3 bedrooms, 2.5 bathrooms, and a layout made for modern living, this home balances style, comfort, and convenience. Step inside to an inviting open-concept main floor where the living room, dining area, and kitchen flow seamlessly together. The chef-inspired kitchen features a central island, granite countertops, and soaring 9' ceilings that create a bright, airy feel. Upstairs, a spacious bonus room provides the ideal spot for family movie nights or a quiet retreat. The basement, currently used as a gym and kids' playroom, offers endless flexibility to suit your lifestyle. Outdoors, your fully landscaped backyard oasis awaits! Complete with a pergola, deck, garden, patio circle, privacy screens, sun shades, and solar lighting—this space was made for relaxing summer evenings and hosting unforgettable gatherings. Additional highlights include a single front attached garage with a widened driveway for two vehicles, quiet neighbors, and plenty of street parking. Living here means being surrounded by scenic parks, bike paths, and walking trails—including Legacy Pond and a breathtaking 300-acre environmental reserve. Families will love the proximity to schools (including the new K-9 Catholic and upcoming K-6 public school just at the end of the street), several playgrounds, and All Saints High School. Daily conveniences are just steps away at Township Shopping Centre, with restaurants, services, and shops to meet all your needs. Commuters will appreciate quick access to Deerfoot Trail, Macleod Trail, city bus stops, and nearby amenities like Fish Creek Provincial Park, South Health Campus, and four golf courses. This is more than just a home—it's a lifestyle. Don't miss it!

miss your chance to make it yours!