

93 Legacy Manor SE
Calgary, Alberta

MLS # A2166775



\$699,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: Hot tub, gas firepit, tv mounts on main level and bonus room (tv's excluded)

Perfectly situated on a quiet street just steps from two dayhomes and the upcoming Legacy K-9 school, this immaculate home is ready for a new family to move in and enjoy! Bathed in natural light thanks to large south-facing windows, the open-concept main floor boasts 9' ceilings and a very functional layout. The spacious kitchen features stainless steel appliances, quartz countertops, a breakfast bar for casual dining, and a convenient walk-through pantry leading to the mudroom. The adjoining dining area comfortably fits a full-sized table, while the inviting family room, centered around a gas fireplace, offers a cozy spot to relax. The oversized 22x22 garage is fully drywalled and includes a rare feature: a builder-finished mezzanine storage area overhead! Upstairs, you'll find three bedrooms, including a generous primary suite with a large walk-in closet and a luxurious ensuite bathroom, and you're sure to appreciate the spacious central bonus room and convenient upstairs laundry. The lower level, featuring 9' ceilings and two windows, offers excellent potential for future development. Outside, the sunny south-facing backyard features an oversized deck with a gas line for a BBQ, a gas firepit, built-in planters, and a hot tub - ideal for both entertaining and relaxation! The underground irrigation system ensures the lawn stays lush all summer, and there is space for a storage shed at the side of the house should you desire. You'll love Legacy for its ponds, parks and pathways, abundant green space including 300 acres of environmental reserve, multiple schools including All Saints High School and the future K-9 school just down the block, multiple shopping areas, convenient access to major roadways, and more!