

# **\$775,000 - 89 Legacy Green Se, Calgary**

MLS® #A2208627

**\$775,000**

4 Bedroom, 3.00 Bathroom, 2,497 sqft

Residential on 0.10 Acres

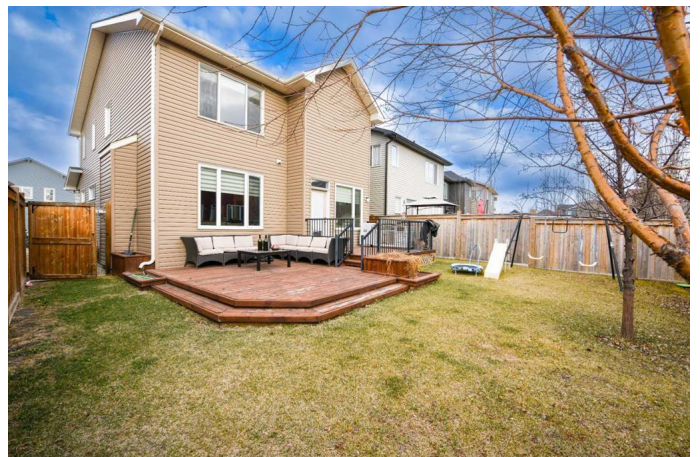
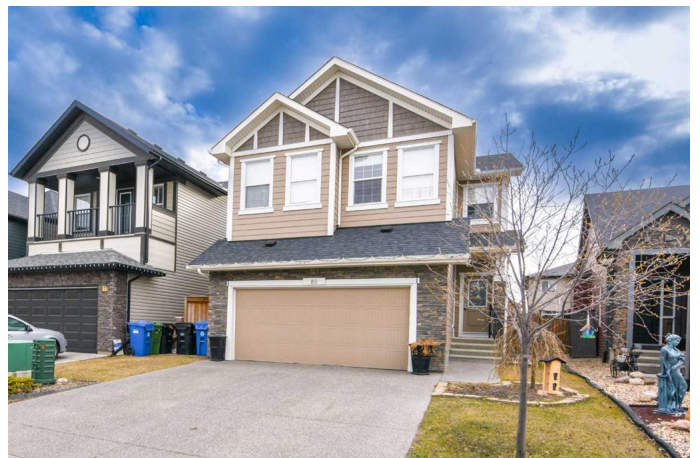
Legacy, Calgary, Alberta

**LOCATION ALERT!** Welcome to this beautifully upgraded 2-storey home in the highly sought-after community of Legacy, just steps from scenic ponds and walking paths. This 4-bedroom gem offers exceptional design and comfort throughout.

The main floor features gleaming hardwood floors, a cozy gas fireplace with elegant maple columns and stonework, and an open-concept living space flooded with natural light from large windows with Hunter Douglas blinds and 9-ft ceilings. The gourmet kitchen boasts granite countertops, high-end stainless-steel appliances, pot lights, extended upper cabinets, a walk-in pantry, and a central island—perfect for entertaining. A private den/office, spacious dining area, and 2-piece bath complete the main level.

Upstairs, a vaulted ceiling enhances the large bonus/family room. You'll find three well-sized bedrooms sharing a 4-piece bath, along with a luxurious primary suite featuring a 5-piece ensuite and a massive walk-in closet. The convenient upstairs laundry room adds to the functionality.

Hardwood flooring extends throughout both levels, with tile in all wet areas. The unfinished basement offers a 9-ft ceiling, two windows, and a rough-in for a bathroom—ready for your custom development.



Step outside to a fenced, beautifully landscaped backyard with a two-tiered deck, perfect for outdoor living. Additional highlights include central A/C, a large double attached garage, and an exposed aggregate driveway.

Enjoy 15 km of walking paths, serene green spaces, playgrounds, and direct access to a 300-acre environmental reserve. Close to All Saints High School, shopping, Stoney Trail, Deerfoot Trail, and the South Calgary Health Campus, this home delivers the ideal blend of lifestyle and location.

Recent upgrades include:

- New furnace (2024)
- Dishwasher (2025)
- Over-the-range microwave (2024)
- Refrigerator (2022)
- Washer/Dryer (2023)

Donâ€™t miss your chance to own this exceptional property in Legacy!

Built in 2013

**Essential Information**

MLS® #	A2208627
Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,497
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	89 Legacy Green Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0X6

## Amenities

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

## Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Stove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	66
Zoning	R-G
HOA Fees	60

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             URBAN-REALTY.ca

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