

# \$824,999 - 89 Legacy Green Se, Calgary

MLS® #A2208627

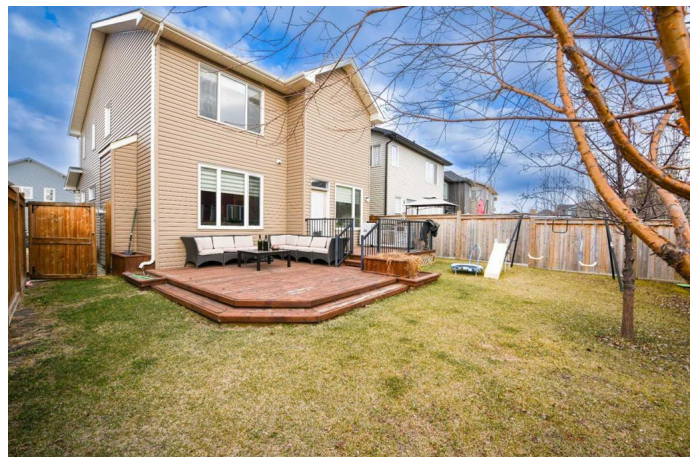
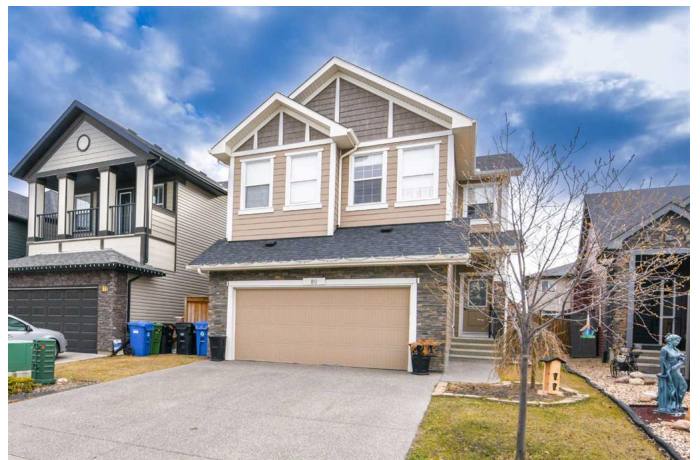
**\$824,999**

4 Bedroom, 3.00 Bathroom, 2,497 sqft

Residential on 0.10 Acres

Legacy, Calgary, Alberta

LOCATION ALERT! Welcome to this beautifully designed, upgraded 2 story house in the most desirable community of LEGACY. Meters away from the ponds and walkways, this 4-bedroom house is one of a kind. Gleaming hardwood floor, a cozy gas fireplace with maple columns and striking stonework makes up the spacious living room. Natural light flows throughout this room via large windows with Hunter Douglas blinds and a 9 ft ceiling. The kitchen with granite countertops includes high end SS appliances, pot lights, elongated upper kitchen cabinets, a walk-in pantry as well as an island. A den/office, dining area along with a 2pc bath completes the main floor. Carpeted stairs with a maple iron railing leads to the upper level, where you will find a spacious family room with a vaulted ceiling and 3 decent-sized bedrooms that share a 4pc bathroom. The master retreat has its own 5pc bath En-suite and a huge walk-in closet. A laundry room is also conveniently located at this level. The house has hardwood flooring on both levels and tiles in all wet areas. The unfinished basement, with a 9 ft ceiling, 2 windows and a washroom rough-in is awaiting your creative ideas. The fenced backyard is beautifully landscaped with a two-tiered deck and a huge, attached garage with exposed aggregate driveway. A central air conditioning unit makes those hot summer days very lively. The community of Legacy has amazing walk ability with 15 km of scenic pathways winding through the development,



past serene ponds, playgrounds, open green spaces and is along the ridge of the vast 300-acre environmental reserve which provides year-round recreational opportunities for residents. With quick access to All Saints High school, shopping plazas, Stoney Trail, Deerfoot Trail as well as the new South Calgary Health Campus, this house is sure to impress. NEW FURNACE 2024, REFRIGERATOR 2022, WASHER/DRYER 2023, DISHWASHER 2025, OVER THE RANGE MICROWAVE 2024.

Built in 2013

**Essential Information**

MLS® #	A2208627
Price	\$824,999
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, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
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	13
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

## Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.