

81 Legacy Green SE  
Calgary, Alberta

MLS # A2204012



**\$689,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,854 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	Pergola		

**OPEN HOUSE - SATURDAY APRIL 26TH 2025 FROM 1:00PM-3:00PM** Welcome to 81 Legacy Green SE, where comfort, space, and style come together in one of Calgary's most thoughtfully designed family communities. This two-storey home offers nearly 1,900 square feet of well-planned living space, a double attached garage, and a host of interior and exterior features that set it apart from the typical suburban build. Step inside and you'll find a bright and welcoming main floor anchored by hand-scraped engineered hardwood, unique lighting, and a fresh, modern aesthetic throughout. A main floor den provides functionality and extra space for work or play, while the garage entry offers extra storage PLUS the luxury and ease of a walkthrough pantry. The heart of the home is the open-concept kitchen and living space, where quartz counters, a gas range, and recessed lighting blend style with functionality. A cozy gas fireplace brings warmth to the living room, while the adjacent dining area opens onto a full-width back deck—complete with a pergola—overlooking a large, fully fenced backyard with beautifully groomed landscaping and wood fencing. Upstairs, the layout caters to everyday family life with three spacious bedrooms, a central bonus room, and a full laundry room on the upper level. The primary suite is a true retreat, with a five-piece ensuite, walk-in closet, and thoughtful separation from the secondary bedrooms. Whether you're hosting guests, managing a busy household, or just craving a little breathing room, this floorplan delivers. The unfinished basement is full of potential, offering ample room to add a home gym, playroom, or media space—whatever your next chapter calls for. With flexible possession and a move-in ready condition, this is an easy home to fall for. This home has been taken care of by the original owner, and

has been lovingly maintained and upkeep throughout the years of ownership. Set on a quiet interior lot in the heart of Legacy, this home is surrounded by the things that matter—parks and playgrounds, schools and shops, winding pathways and wide-open green space. It's the kind of neighbourhood that makes settling in easy and staying long-term even easier. With flexible possession, move-in-ready condition, and a family-friendly layout designed for modern living, this Legacy home delivers the space, comfort, and community you've been searching for—come take a closer look.