



GRASSROOTS
REALTY GROUP

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16 Legacy Manor SE
Calgary, Alberta

MLS # A2331742



\$950,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,563 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, No M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	CCTV Security System, Landscape Lighting in backyard, Irrigation with drip lines		

****OPEN HOUSE FRI JULY 31st 5PM to 7PM / SAT AUG 1st 12PM to 2PM**** Welcome to this exceptional custom-built Sterling home, proudly offered by its original owners and ideally situated on a quiet street in the highly sought-after community of Legacy. Backing directly onto a park, greenspace, and walking path, this impeccably maintained home offers nearly 3,500 sq ft of professionally developed living space, a finished and insulated double attached garage, and an impressive collection of premium upgrades. The bright, open-concept main floor showcases 9-foot ceilings, a dramatic 10-foot raised ceiling in the living room, elegant decorative ceiling beams, luxury vinyl plank flooring throughout, a private home office, and a cozy gas fireplace overlooking the greenspace. Designed for both everyday living and entertaining, the chef-inspired kitchen features quartz countertops, a striking waterfall island, a gas range, built-in oven, newer dishwasher and built-in oven (both less than a year old), and a convenient butler's pantry with a walk-through to the mudroom. Upstairs offers four spacious bedrooms, including a luxurious primary retreat with a walk-in closet and spa-inspired 5pc ensuite featuring a skylight and heat lamp. The walk-through closet connects directly to the upper laundry room, complete with a laundry sink for ultimate convenience. A spacious bonus room with decorative ceiling beams and custom built-ins provides the perfect family gathering space. The professionally finished sunshine basement extends the living space with large windows, a spacious recreation room, fifth bedroom, elegant 3-piece bathroom, abundant storage, and a charming built-in children's playhouse. Thoughtfully selected upgrades include additional custom built-ins throughout, an upgraded powder room, central A/C, an HRV system, central vacuum, and a CCTV

security system. Outside, the professionally landscaped backyard (with irrigation system and drip lines) is designed for relaxing and entertaining, featuring an 8'10" x 13'2" maintenance-free Duradek with an electric awning, gas BBQ line, an adjoining 10'10" x 16'0" patio with pergola, and a generous 9'0" x 13'6" enclosed storage area beneath the deck. Living in Legacy means enjoying one of Calgary's premier master-planned communities, home to the breathtaking 300-acre Pine Creek Nature Reserve, along with the shopping, restaurants, coffee shops, schools, transit, fitness studios, and everyday conveniences of Legacy Township just minutes away. Combining an exceptional location, refined finishes, thoughtful upgrades, and nearly 3,500 sq ft of beautifully finished living space, this remarkable home offers the perfect balance of luxury, comfort, and everyday living.