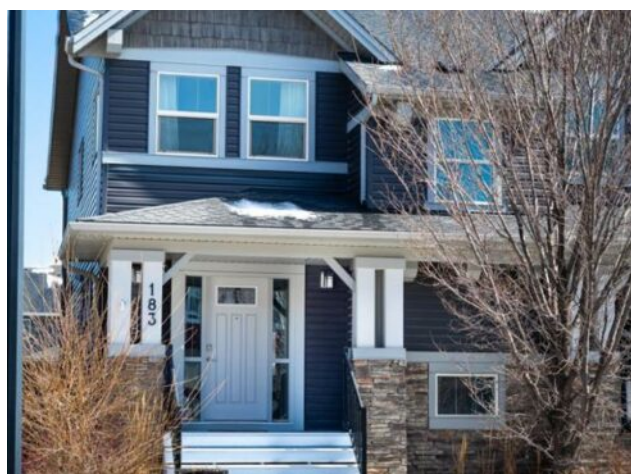


183 Legacy Mews SE
Calgary, Alberta

MLS # A2206917



\$599,000

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,501 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated, Paved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

This award-winning Shane home in Legacy offers 1,373 sq ft of beautifully developed living space with 3 bedrooms, plus a newly finished FULLY DEVELOPED BASEMENT, with no condo fees. This immaculate half duplex is move-in ready. The open-concept main floor features a spacious living room with built-in bookcases and an electric fireplace with an alcove above. The chef's kitchen impresses with stainless steel appliances, a gas range, quartz counters, a tile backsplash, white cabinetry, a central island, and a walk-in pantry, and an open dining area - perfect for entertaining. On the second level, you'll find a bright den area with plenty of natural light and a built-in closet. With a simple barn door addition and minor wall extension, this space could easily become a third bedroom. The primary suite features a walk-in closet and private 4-piece ensuite, while the second bedroom is located near another 4-piece bathroom. The newly developed basement is designed for entertainment and comfort, featuring a spacious open layout with plush carpeting, a brand-new 3-piece bathroom, and a laundry area with a washer and dryer. The front yard features professionally designed flower beds, the landscaped backyard oasis is complete with a patio, a gas line BBQ hookup, no grass to cut, and a fruit-bearing cherry tree. Additional features include wired ceiling speakers. The detached 21'3" x 19'4" double garage is fully drywalled, insulated, and heated. Legacy is known for its abundance of pathways, parks, green spaces, and top-tier amenities. Don't miss your chance to own this incredible home - Book your showing today!