

\$549,900 - 206 Legacy Mews Se, Calgary

MLS® #A2161176

\$549,900

3 Bedroom, 3.00 Bathroom, 1,294 sqft

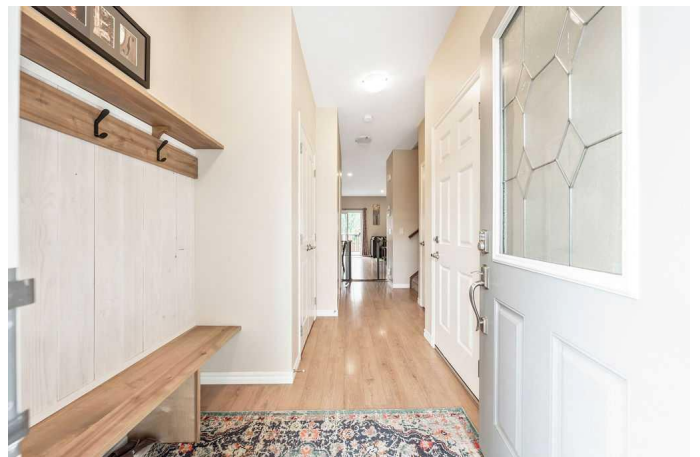
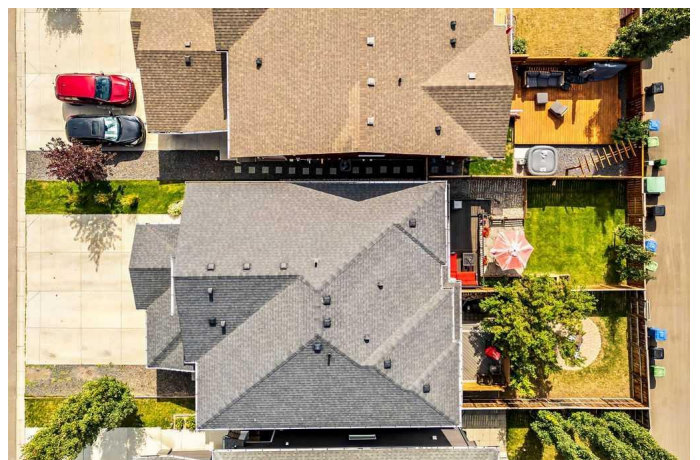
Residential on 0.01 Acres

Legacy, Calgary, Alberta

OPEN HOUSE CANCELLED FOR SUNDAY SEPTEMBER 8TH - Welcome to your new home in the highly sought after and convenient Master Planned Community of Legacy! This beautifully maintained 3 bedroom, 2.5 bathroom residence offers the ideal combination of modern living and classic charm.

As you step inside, a custom built in greets you with an entry that makes an impact. You'll be in love with the spacious living area with an open-concept layout that seamlessly integrates the living room, dining area, and kitchen. This design is perfect for entertaining and family gatherings, with large windows throughout that let in an abundance of natural light and views of the gorgeous back yard! The west-facing backyard is a true highlight, offering a private outdoor space where you can unwind and enjoy stunning sunsets and golden hour views from the comfort of your home. With both a deck, and a stone patio area, this outdoor space has been customized for pure enjoyment. Not only does this home offer an oversized single garage for all your belongings, you also have a front driveway for ample parking. Beyond the property you also have the luxury of a paved lane. The modern kitchen is well-appointed with contemporary appliances, ample cabinetry, and a convenient island that doubles as a breakfast bar.

Upstairs you will find beautiful touches such as custom feature walls, a beautiful built in closet and added storage. The master suite provides



a peaceful retreat, complete with an ensuite bathroom with extra cabinets and a spacious walk in closet. The additional two bedrooms are versatile, ideal for family members, guests, or even a home office. A bonus area finishes off the top floor where you can indulge in your hobbies, or create a play space for your littles. The basement level has been prepped for your touches with framing, electrical and drywall all recently completed. Make this space your own with whatever you desire.

Location is key, and this home excels in that regard. Situated on a quiet street steps from the pond in the heart of Legacy, youâ€™ll have easy access to a variety of shopping centers, dining options, and community amenities. Everything you need is just a short drive away, making errands and leisure activities a breeze.

Living in Legacy also means you can take advantage of numerous amenities, including parks, walking trails, and recreational facilities that promote an active and vibrant lifestyle.

This fabulous home is a rare find in one of the most desirable communities around. Whether youâ€™re seeking a family home or a tranquil retreat with convenient access to local amenities, this property checks all the boxes. Donâ€™t miss out on the opportunity to make this exceptional house your new home.

Contact us today to arrange a private showing and experience firsthand what makes this property and community so special.

Built in 2014

Essential Information

MLS® #	A2161176
Price	\$549,900
Sold Price	\$570,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,294
Acres	0.01
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	206 Legacy Mews Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0W3

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Concrete Driveway, Garage Faces Front, Single Garage Attached

Interior

Interior Features	Closet Organizers, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 15th, 2024
Days on Market	9
Zoning	R-2M
HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office CIR Realty

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