



194 Legacy Mews SE
Calgary, Alberta

MLS # A2309245



\$529,000

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,365 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Insulated, Paved, Single Garage A		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Exceptional Home in a Quiet Location. NO CONDO FEES! OVER 1,682 SQUARE FEET OF DEVELOPED LIVING SPACE. The Large Foyer Greets you with a 9 Foot Ceiling. The Main Level Features Wonderful Laminate Flooring, a Family Room, a Dining Area, with a Lovely View on the Fully Fenced West Facing Private Backyard. The Magnificent Kitchen Features Granite Counter Tops and Island, Tile Backsplash, Plenty of Cabinetry, a Pantry, and Stainless Steel Appliances. The Upper Level Offers 3 Large Bedrooms, a Full Bathroom, and Laundry Room. The Master Bedroom Features an Ensuite, a walk-in closet, and a VIEW ON THE BACKYARD. The Impressive Basement Features a Large Recreational Room with an Egress Window, and Plenty of Storage. The Roughed in Full Bathroom is Partly Developed, and Offers Much Potential for Finishing. Close to Parks, Ponds, Pathways, and Amenities.