GRASSROOTS REALTY GROUP

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234 Legacy Mews SE
Calgary, Alberta

MLS # A2292873

$515,000

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,306 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Level		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Wired for Data		

Inclusions: n/a

Welcome to this beautiful family home in the sought after community of Legacy, perfectly located just steps from parks, pathways, ponds, and the popular Township shopping district. Designed with family living in mind, the bright and open main floor features 9 ft ceilings, oversized windows, and durable ceramic tile flooring. The modern kitchen is the heart of the home, complete with a large central island with eating bar, stainless steel appliances, stylish backsplash, and a spacious corner pantry. Upstairs you’ll find a generous primary bedroom with a walk-in closet and private 4-piece ensuite, along with two additional bedrooms, convenient upper floor laundry, and a bonus room. Perfect for family movie nights or a kids’ play space. The unfinished basement offers endless possibilities to grow with your family. Outside, enjoy a fully fenced and landscaped backyard with a deck and pergola, creating the perfect space for summer evenings while the kids play on the lawn. Located in one of Calgary’s most family friendly communities, Legacy offers over 14 km of scenic pathways, excellent schools, and fantastic nearby shopping and amenities.

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