



**183 Legacy Mews SE**  
**Calgary, Alberta**

**MLS # A2206917**



**\$599,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,373 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Paved		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Lo		

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

This award-winning Shane home in Legacy offers 1,373 sq ft of beautifully developed living space with 2 bedrooms and a den, 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!