



## 259 Legacy Mews Calgary Alberta

\$574,900

\*\*\*NO CONDO FEES, separate basement entry, centralized air conditioning, a 6.5 kW solar panel system (13 panels), sun-filled south exposure, and tranquil pond views—features like these are rare to find at this price point\*\*\*. Welcome to this beautifully maintained semi-detached home located in the highly sought-after community of Legacy, offering no condo fees and thoughtful upgrades throughout! Situated on a larger lot, this home offers extra side yard space perfect for a dog run, south-facing garden, or additional outdoor features. The charming front porch invites you to relax and enjoy the picturesque views of the natural park and pond directly across the street. Inside, the main floor impresses with wide vinyl plank flooring, industrial-style light fixtures, and a stylish barn door that adds a rustic touch. The heart of the home—the kitchen—boasts premium grade granite countertops, full-height cabinetry, a gas stove, stainless steel appliances, a large pantry, and a center island with an eating bar. The open-concept layout connects the kitchen, dining area, and living room, making it ideal for both daily living and entertaining. A bonus front room offers flexible space for an office, music area, or additional seating. Step out from the back entry to your low-maintenance yard and deck—perfect for outdoor living. Upstairs, you'll find a spacious primary suite with a 4-piece ensuite and walk-in closet, plus two additional bedrooms, a full 4-piece bath, and convenient upper-level laundry. The undeveloped walk-out basement features a separate entrance, providing excellent potential for a future suite (a Suite would be subject to approvals and permitting by the municipality) or private living area. Additional perks include central air conditioning for year-round comfort. The maintenance-free backyard is designed for easy living, featuring a spacious stamped concr...

2pc Bathroom 5.33 Ft x 4.75 Ft  
Dining room 10.75 Ft x 11.92 Ft  
Family room 13.50 Ft x 9.50 Ft  
Kitchen 8.50 Ft x 14.25 Ft  
Living room 14.92 Ft x 11.08 Ft

4pc Bathroom 5.33 Ft x 7.83 Ft  
4pc Bathroom 5.83 Ft x 12.00 Ft  
Bedroom 13.33 Ft x 10.50 Ft  
Bedroom 9.83 Ft x 9.92 Ft  
Primary Bedroom 12.83 Ft x 16.33 Ft

Listing Presented By:



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