



## 179 Legacy Reach Manor Calgary Alberta

\$599,900

EXCELLENT CONDITION & AVAILABLE FOR IMMEDIATE POSSESSION! Welcome home! This beautifully appointed laned home with a single attached garage offers the perfect blend of comfort, style, and functionality, making it an ideal choice for first-time buyers and growing families alike. Step inside to discover a bright and inviting living space featuring a modern kitchen that has light oak-style laminate flooring, crisp white cabinetry, granite countertops, and stainless steel appliances. The spacious walk-in pantry provides ample storage for all your culinary needs, making meal prep a breeze. The main floor flows seamlessly into the dining and living areas, perfect for family gatherings or entertaining friends. Blinds, curtains, rods, tv mounts and exterior cameras are all included. Upstairs, you'll find a primary bedroom, complete with a 4-piece ensuite and a generous walk-in closet. Two additional bedrooms, a convenient laundry area, and another full bath complete the upper level, ensuring everyone has their own space. The fully finished basement is a highlight for extra living space, featuring a tiled full bath, a spacious recreation room for movie nights or kids' playdates, and a versatile flex space currently set up as a workout area. The possibilities are endless! Outside, enjoy your fenced, landscaped yard with a concrete patio is perfect for summer barbecues or relaxing evenings under the stars, and the home backs onto a laneway. Located in a vibrant community, you'll have easy access to parks, schools, shopping, and restaurants, making this home not just a place to live, but a lifestyle to enjoy. Don't miss this opportunity to own a fantastic starter home in a sought-after neighborhood. Schedule your private viewing today and make this charming laned home your own! (id:6769)

Family room 12.33 Ft x 14.08 Ft

3pc Bathroom .00 Ft x .00 Ft

Other 23.58 Ft x 8.42 Ft

Other 10.75 Ft x 5.58 Ft

2pc Bathroom .00 Ft x .00 Ft

Kitchen 10.67 Ft x 8.83 Ft

Pantry 4.92 Ft x 3.92 Ft

Living room 12.50 Ft x 15.00 Ft

Bedroom 10.17 Ft x 9.00 Ft

Bedroom 11.25 Ft x 9.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room 3.58 Ft x 5.58 Ft

Primary Bedroom 14.00 Ft x 14.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Ally Realty

<http://www.michelleprimeau.com>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Dining room 10.92 Ft x 6.17 Ft

Other 5.92 Ft x 5.50 Ft