


# 286 Legacy Village Way Calgary Alberta

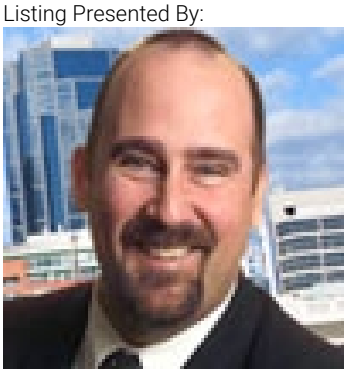
$450,000

NO CONDO FEES! Yes, you read that right! There is SO much value here, starting with the price! This 3-bed, 2.5-bath townhome in Legacy has a universally appealing layout, a fully fenced backyard, off-street parking for two vehicles and an unfinished basement offering room to grow. There's plenty of curb appeal with low-maintenance landscaping, and you can even catch views of the mountains! A tiled front entry welcomes you into the naturally bright, open-concept main floor where the living room, dining area and kitchen come together to create a comfortable space for everyday living. The dining area has room for a substantial table, making it easy to host everything from weeknight dinners to holiday gatherings. The kitchen offers granite countertops, s/s appliances, tile backsplash, lots of cabinetry and counter space, and a peninsula with breakfast bar seating for quick meals or catching up with the chef. A window above the sink overlooks the backyard, a close by nook is perfect for a coffee/beverage station. The rear mudroom has direct access to the deck and yard, helping keep shoes, coats and everyday clutter out of sight, a handy 1/2 bath rounds out the floor. Upstairs, the great sized primary bedroom features dual closets and its own 4-piece ensuite, while 2 additional good-sized bedrooms share another full 4-piece bathroom. There's even a little extra flex space on this level that could make a handy homework/workspace or cozy reading nook. The unfinished basement is full of potential to expand your living space down the road. Currently home to the laundry area, it's also equipped with two egress-sized windows and rough-in plumbing for a future bathroom. Imagine creating a cozy media room for movie nights, a games area/rec room for entertaining, a home gym or even an additional bedroom and bathroom for visiting friends/family or older child. You have the freedom...

2pc Bathroom 5.25 Ft x 4.83 Ft
Dining room 15.50 Ft x 8.42 Ft
Foyer 5.83 Ft x 5.50 Ft
Kitchen 13.42 Ft x 9.50 Ft
Living room 13.67 Ft x 9.50 Ft
Other 5.25 Ft x 5.75 Ft

4pc Bathroom 9.42 Ft x 4.92 Ft
4pc Bathroom 5.00 Ft x 8.08 Ft
Bedroom 9.42 Ft x 11.33 Ft
Bedroom 9.50 Ft x 11.33 Ft
Primary Bedroom 13.42 Ft x 11.75 Ft

Listing Presented By:



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