



98 Mt Alberta Manor Calgary Alberta

\$775,000

Welcome to this beautifully maintained and thoughtfully designed home offering over 2,600 developed square feet of comfortable, accessible living space. Designed with convenience and ease of mobility in mind, this home is perfect for buyers who value quality, functionality and independence. The best part - landscaping and snow removal is taken care of for \$130 per month (\$1560 paid yearly) as part of the Legacy Ridge HOA and the home is situated just steps to the scenic pathway system overlooking the Bow River. Step inside to find refinished hardwood floors and a warm, open atmosphere. The main floor features an office (formerly a bedroom), a convenient half bath and a large primary bedroom with an customized ensuite as well as a private patio offering a peaceful retreat. The bright kitchen is equipped with granite countertops, a dual fuel gas/electric stove, and a built-in pantry with pullout drawers for easy organization. The cozy living area offers a gas fireplace, creating an inviting space to relax or entertain guests. Accessibility and comfort are at the heart of this home. Thoughtful details such as swing-clear hinges for wider doorways, a walk-in tub, and built-in storage make daily living effortless. Enjoy full mobility throughout the property with the mobility elevator in the garage providing access to the main floor, and a second mobility elevator leading to the backyard, allowing you to enjoy every part of your home with ease both indoors and out. The lower level adds additional versatility with two additional bedrooms, a three-piece bathroom, another large family room with a second gas fireplace ideal for guests or visiting family. Additional features include: a tankless hot water system, high-efficiency furnace, air conditioning, aluminum roof installed in 2017, recently replaced doors and windows, and a water softener. The oversized double garage wi...

Bedroom 15.17 Ft x 9.67 Ft

Bedroom 15.00 Ft x 11.25 Ft

Recreational, Games room 20.25 Ft x 20.33 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Kitchen 14.33 Ft x 18.08 Ft

Dining room 18.83 Ft x 12.58 Ft

Great room 21.00 Ft x 11.50 Ft

Primary Bedroom 17.08 Ft x 12.58 Ft

Office 11.75 Ft x 9.58 Ft

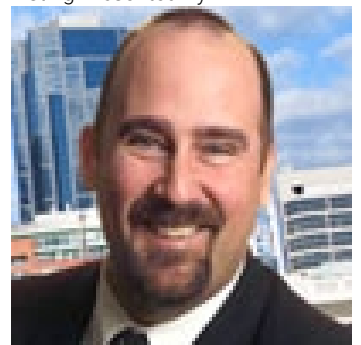
4pc Bathroom 12.58 Ft x 12.00 Ft

Laundry room 8.58 Ft x 8.42 Ft

2pc Bathroom 6.33 Ft x 4.75 Ft

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Listing Presented By:



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