

179 Legacy Reach Manor SE  
Calgary, Alberta

MLS # A2203451



\$599,900

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** TV mount brackets, curtain and rods, blinds, exterior mount cameras

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!