

444 Legacy Point SE  
Calgary, Alberta

MLS # A2314429



## \$524,500

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,920 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 412

**Basement:** None

**LLD:** -

**Exterior:** Vinyl Siding, Wood Siding

**Zoning:** M-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** home theatre system in lower family room

Experience a move-down lifestyle without compromise in one of the most desirable townhouse settings in Legacy. Located within one of Legacy's most desirable estate-area settings, surrounded by higher-end and million-dollar homes, this property offers an elevated lifestyle with a rare sense of prestige and privacy. As the largest floorplan in the project, this home was designed for those ready to simplify life without sacrificing the feel of a full-sized home. With oversized principal rooms, a thoughtful multi-level layout and extensive upgrades throughout, this property offers the flexibility to comfortably accommodate visiting family, hobbies, work-from-home options and everyday living with ease. Unlike many townhomes, the generous scale of the living spaces allows for full-sized furniture typically found in detached homes, making the transition to downsizing feel comfortable and natural. A standout feature rarely found in this segment is the ability to accommodate a full dining setup, including seating for six along with a hutch or additional dining storage. For buyers who still value entertaining and family gatherings, this layout offers functionality that is exceptionally difficult to find. The beautifully appointed kitchen features upgraded cabinetry, quality finishes, generous prep space and an open concept design connecting seamlessly into the main living and dining areas. Large windows provide abundant natural light while the surrounding setting enhances the overall sense of privacy and space. Outdoor living has also been thoughtfully incorporated with a private patio on the main level along with two separate decks off the kitchen and living room level, offering multiple outdoor spaces to relax, entertain or enjoy morning coffee. One of the standout features of the home is the rare double attached garage, offering secure parking, additional storage and the everyday

convenience many downsizing buyers are unwilling to give up when transitioning from a detached property. The upper level offers spacious bedrooms, a well-designed primary retreat and the added convenience of upper floor laundry located directly on the bedroom level for long-term comfort and ease of living. This is an ideal opportunity for buyers looking to transition from a larger detached home into something more manageable without sacrificing quality, space or lifestyle. Enjoy the freedom of low-maintenance living while remaining surrounded by beautiful walking areas, amenities and excellent access throughout south Calgary. Living in your home and need to sell? With a flexible possession available, you will have time to deal with your current home. A rare offering combining size, location and lifestyle within one of Legacy's most desirable settings.