



**444 Legacy Point SE**  
**Calgary, Alberta**

**MLS # A2293823**



**\$499,900**

<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		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 412
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

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

Former show home end-unit townhome in Legacy offers over 1,900 sq. ft., a double attached garage, and one of the most desirable locations within the entire complex. Recently repositioned to reflect today's market, this impressive three-story residence combines premium finishes, thoughtful design, and a setting that is truly hard to match. Perfectly situated backing south toward single family homes, this residence enjoys a level of privacy and openness rarely found in townhouse living. Unlike units located in the middle of the complex backing directly onto other townhomes, this home benefits from open sightlines and a quieter setting away from traffic while also being carefully positioned to avoid intense west afternoon sun. Originally built as the show home for the development, the property showcases numerous upgrades throughout including custom window coverings, upgraded flooring, high ceilings, and designer finishes that elevate the overall living experience. The main level features a versatile flex space ideal for a home office, studio, or creative workspace. With its own private exterior entry, the space is particularly well suited for professionals who may welcome clients while maintaining separation from the main living areas of the home. This area will include the home theatre set up as well. The kitchen serves as the heart of the home, featuring upgraded cabinetry, premium countertops, upgraded appliances, and generous storage, creating an inviting space for both daily living and entertaining. A convenient main floor powder room adds everyday practicality. Upstairs you will find three spacious bedrooms and two full bathrooms, including a comfortable primary suite designed for relaxation and privacy. Central air conditioning and newer mechanical systems provide year-round comfort and peace of mind. Outdoor living is another

standout feature with three separate outdoor spaces, including two upper decks and a lower-level patio, offering multiple options to relax, entertain, or enjoy sunny south exposure. Ideally located close to shopping, transit, restaurants, and extensive greenspace, the home delivers both convenience and lifestyle. With its combination of location, upgrades, and newly adjusted price, this is the kind of opportunity that tends to attract quick attention from informed buyers. Thoughtfully designed and impeccably maintained, this is a rare chance to secure a premium townhome in one of Legacy's most desirable settings.