



**444 Legacy Point SE
Calgary, Alberta**

MLS # A2283789



\$539,500

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

Welcome to this exceptional former showhome, ideally located in the prestigious estate area of Legacy. This beautifully upgraded end-unit, three-storey townhome offers just over 1,900 sq. ft. of refined living space, a double attached garage, and one of the best locations within the entire project—quietly positioned away from traffic, backing south toward surrounding single-family homes, and thoughtfully set to avoid harsh west-facing afternoon sun. Unlike many townhomes that are wedged into the middle of a development and back directly onto other units, this residence enjoys added privacy, open sightlines, and a more detached-home feel—an increasingly rare and valuable feature. From the moment you enter, the quality is evident. As a former showhome, this residence features numerous upgrades throughout, including custom window coverings, high ceilings, updated flooring, and thoughtful design details that elevate everyday living. The main level showcases an outstanding home office setup, offering incredible flexibility for remote work, creative space, or a private retreat—ideal for today’s modern lifestyle. A convenient main-floor half bath adds to the functionality. The heart of the home is the stylish kitchen, complete with upgraded cabinetry, granite countertops, premium appliances, and ample storage & 9 foot ceilings making it perfect for both daily living and entertaining guests. Upstairs, you’ll find three spacious bedrooms and two full bathrooms, including a comfortable primary suite designed for relaxation and privacy. Central air conditioning and nearly new mechanical systems ensure year-round comfort and long-term peace of mind. Outdoor living is a true highlight, with three private outdoor spaces—two decks and a lower-level patio—providing multiple options for morning

coffee, quiet evenings, or hosting friends and family. Ideally located close to shopping, transit, and scenic greenspaces, this home offers the perfect blend of convenience and tranquility. Thoughtfully designed and impeccably maintained, it is especially well-suited for a discerning downsizer or professional couple seeking low-maintenance living without compromising on space, style, or location. This is a rare opportunity to enjoy premium townhome living in one of Legacy's finest settings—where comfort, privacy, and lifestyle come together seamlessly.