



# 444 Legacy Point Calgary Alberta

\$539,500

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, ...

2pc Bathroom 5.50 Ft x 5.25 Ft  
 Dining room 7.25 Ft x 10.25 Ft  
 Kitchen 16.58 Ft x 14.67 Ft  
 Living room 16.92 Ft x 14.92 Ft  
 4pc Bathroom 8.25 Ft x 4.92 Ft

4pc Bathroom 10.67 Ft x 5.00 Ft  
 Bedroom 11.42 Ft x 13.08 Ft  
 Bedroom 12.42 Ft x 10.33 Ft  
 Primary Bedroom 13.08 Ft x 10.92 Ft  
 Other 19.67 Ft x 9.17 Ft

Listing Presented By:



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