

\$549,900 - 412 Legacy Point Se, Calgary

MLS® #A2127493

\$549,900

3 Bedroom, 3.00 Bathroom, 1,909 sqft

Residential on 0.00 Acres

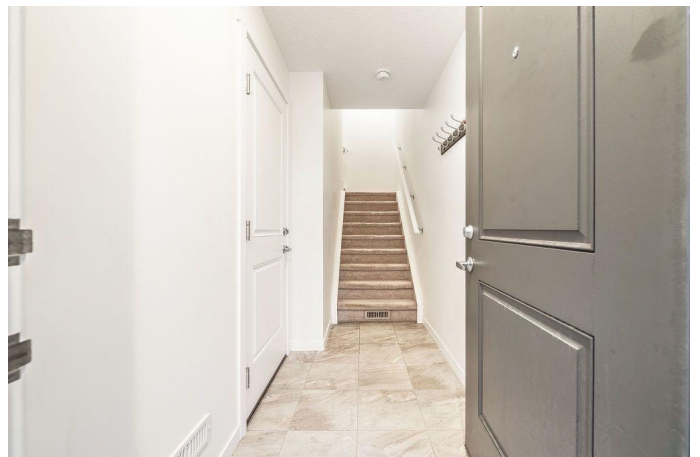
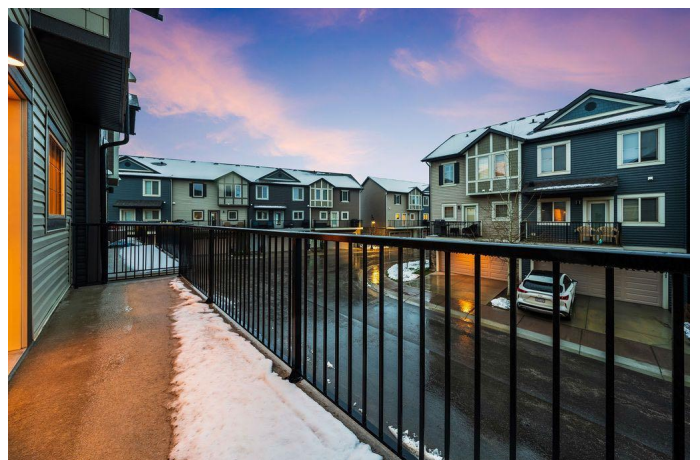
Legacy, Calgary, Alberta

Step into this beautifully maintained property within the Legends of Legacy, where this sprawling south-facing townhome offers not just a home, but a lifestyle. With the largest floor plan available, encompassing 1,909 sq. feet, this residence boasts a multi-functional bonus space/flex room adjacent to the garage, and not one but three balconies to take in the scenic views.

Crafted by Aldebaran Homes, this property is perfectly positioned with southwest views from the deck overlooking the protected nature reserve, complete with lush greenery and extensive walking trails ideal for family outings or a peaceful evening stroll in the welcoming Legacy community.

The main level of the home dazzles with its bright and open layout, featuring a gourmet chef's kitchen where entertaining is a delight. Granite countertops, chocolate-stained maple cabinetry, stainless steel appliances, and stylish light fixtures set the stage for culinary adventures. The floor is rounded out with towering 9-foot ceilings, luxury vinyl plank flooring, a spacious dining area, and a convenient half bath. The two balconies enhance the living space, while a second balcony, accessible from the kitchen, includes a gas line for easy grilling.

Upstairs on the upper level is where you'll find the primary bedroom, a true retreat, which



features expansive views to the SW of Legacy Ridge, a large walk-in closet, and a well-appointed ensuite with quartz countertops and ceramic tile. This floor also includes two more generously sized bedrooms, a full bathroom, and a laundry room equipped with a modern front-load washer and dryer.

The ground floor houses a double attached garage with ample space for two vehicles and extra storage. A vast flex room with large windows presents a perfect space for a home office or workout room, leading out to a third balcony ideal for enjoying those warm, serene evenings.

Located just a short walk from All Saints High School, Township Shopping Centre, and various parks and playgrounds, this home offers a perfect blend of natural beauty and accessibility to amenities, making it an ideal choice for those seeking a balanced lifestyle. This townhouse is more than a residence, it's a gateway to a life of luxury and convenience.

Built in 2016

Essential Information

MLS® #	A2127493
Price	\$549,900
Sold Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,909
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey

Status	Sold
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Community Information

Address	412 Legacy Point Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Z3

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer
Heating	Floor Furnace, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 29th, 2024
Days on Market	26
Zoning	M-1
HOA Fees	36.00
HOA Fees Freq.	ANN

Listing Details

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