

## 132 Legacy Point SE Calgary, Alberta

**MLS # A2267975**



# \$539,000

|                  |                                                  |               |                  |
|------------------|--------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                                           |               |                  |
| <b>Type:</b>     | Residential/Five Plus                            |               |                  |
| <b>Style:</b>    | Attached-Side by Side, Townhouse                 |               |                  |
| <b>Size:</b>     | 1,537 sq.ft.                                     | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 4                                                | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad              |               |                  |
| <b>Lot Size:</b> | 0.03 Acre                                        |               |                  |
| <b>Lot Feat:</b> | Corner Lot, Few Trees, Low Maintenance Landscape |               |                  |

|                    |                                                           |                   |        |
|--------------------|-----------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                           | <b>Condo Fee:</b> | \$ 380 |
| <b>Basement:</b>   | None                                                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed, Vinyl Siding, Wood Frame                           | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                                           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, No Animal Home, No Smoking Home, Pantry |                   |        |

**Inclusions:** Wooden shelving in garage.

Welcome to 132 Legacy Point, a beautifully designed townhome built by Aldebaran Homes. Bright and airy, this corner unit residence offers a low-maintenance lifestyle ideal for comfortable modern living. The double attached garage with an additional double parking pad provides ample parking and storage. The entry level features a spacious flex room that can serve as a bedroom or home office, a welcoming foyer, and a functional built-in bench with storage. The main level offers an open-concept layout with 9' ceilings, laminate flooring, and upgraded lighting fixtures throughout. The kitchen includes quartz countertops, stainless steel appliances, and a large island that's perfect for cooking and entertaining. Two balconies—one at each end of the home, including one with a propane barbecue connection—bring in abundant natural light and fresh air. Upstairs, the primary suite includes a walk-in closet and private ensuite. Two additional bedrooms and a four-piece bath complete this level. The home is located steps from Legacy's environmental reserve and scenic pathways, within the estate area, and offers convenient access to schools, shopping, and amenities. The complex is attractively landscaped and well maintained. Willing to sell home furnished.