

**131 Legacy Point SE**  
**Calgary, Alberta**

**MLS # A2203460**



**\$525,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,716 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 381
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** None

Discover the Award-Winning Community of Legend of Legacy. Welcome to 131 Legacy Point, a stunning townhome crafted by Aldebaran Homes. Bright, airy, and designed for a low-maintenance lifestyle, this home is an excellent choice for first-time buyers and investors alike. Enjoy the convenience of a double attached garage with ample storage. The entry level boasts a spacious office, perfect for remote work, along with a generous foyer and a functional built-in bench with storage. Upstairs, the open-concept living space impresses with 9' ceilings and stylish laminate flooring throughout. The expansive kitchen features quartz countertops, stainless steel appliances, and a large island—ideal for cooking and entertaining. This level also includes two balconies on either end of the home, bringing in natural light and fresh air. The upper level offers a sizeable primary suite with a walk-in closet and private ensuite, plus two additional bedrooms and a four-piece bath. This dog-friendly home is just steps from Legacy's environmental reserve and scenic pathways. It is located in the estate area and offers easy access to schools, shopping, and amenities. Don't miss out—schedule your showing today.