

\$1,560,999 - 22 Legacy Woods Crescent Se, Calgary

MLS® #A2234948

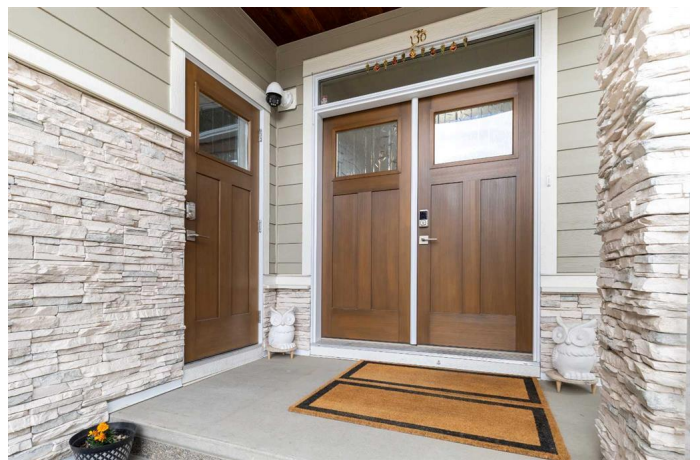
\$1,560,999

7 Bedroom, 6.00 Bathroom, 3,303 sqft

Residential on 0.16 Acres

Legacy, Calgary, Alberta

Welcome to this exceptional custom-built estate home in Legacy Woods, completed in July 2023 and perfectly situated on a premium lot backing onto a city-maintained garden and a protected 300-acre forest reserve. Offering over 4,100 sq ft of total developed space, this residence is thoughtfully designed for comfort, functionality, and multi-generational living. The main and upper floors span approximately 3,200 sq ft and feature 5 bedrooms, each with its own ensuite, including two spacious primary suites. The heart of the home boasts a gourmet kitchen with an oversized island, a separate spice kitchen, and two built-in dishwashers – ideal for larger households or entertaining. Custom touches include a stone fireplace, floating wood shelves, MDF closet finishes, motion-sensor lighting, and heated bidet toilet seats. A front-facing balcony off the upper-level wet bar provides a perfect space to unwind, while a dedicated prayer/meditation room adds versatility. The legal walk-out basement suite includes 2 bedrooms, a full bathroom, a soundproofed flex room (ideal as an office or gym), private patio, separate concrete entry, and independent sub-metered utilities – excellent for extended family or rental income. The oversized triple garage is fully finished and heated, featuring epoxy floors, ceiling fans, custom steel shelving, built-in shoe racks, and EV charger rough-in. A gravel front pad adds two more parking spaces. Smart home features include 13 security cameras, Trimlight permanent LED



lighting, dual furnaces, three hot water tanks, RO filtration, a water softener, pre-wiring for solar, and an advanced network system with full-home coverage and UPS backup. Enjoy the best of Legacy living – close to Fish Creek Park, the Bow River, schools, shops, daycares, and two nearby golf courses. A rare opportunity to own a home that combines space, privacy, modern efficiency, and a prime natural setting. Call your favorite realtor today to book your showing!

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2234948 |
| Price | \$1,560,999 |
| Bedrooms | 7 |
| Bathrooms | 6.00 |
| Full Baths | 6 |
| Square Footage | 3,303 |
| Acres | 0.16 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 22 Legacy Woods Crescent Se |
| Subdivision | Legacy |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 2G5 |

Amenities

| | |
|----------------|---|
| Amenities | Recreation Facilities |
| Parking Spaces | 3 |
| Parking | 220 Volt Wiring, Concrete Driveway, Heated Garage, Insulated, See |

| | |
|-------------------|--|
| | Remarks, Triple Garage Attached |
| # of Garages | 3 |
| Interior | |
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Vinyl Windows, Wired for Sound |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Induction Cooktop, Microwave, Oven, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator, Water Purifier |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Stone |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Fire Pit, Lighting, Private Entrance, Private Yard, Rain Gutters |
| Lot Description | Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Fruit Trees/Shrub(s) |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 56 |
| Zoning | R-G |
| HOA Fees | 60 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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