



GRASSROOTS
REALTY GROUP

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**22 Legacy Woods Crescent SE
Calgary, Alberta**

MLS # A2234948



\$1,560,999

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|------------------|--|---------------|------------------|
| Division: | Legacy | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,303 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 7 | Baths: | 6 |
| Garage: | 220 Volt Wiring, Concrete Driveway, Heated Garage, Insulated, See Remarks | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Lar | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| 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 | | |

Inclusions: Range Hood in Spice Kitchen, 2nd Dishwasher in Kitchen, 2nd Garburator in Spice Kitchen, Range Hood in Basement Suite, Dishwasher in Basement Suite, Refrigerator in Basement Suite, Washer/Dryer in Basement Suite, Video Doorbell, 13 Security Cameras, 5 TV Wall Mounts, 3 Built-in Speakers, Garage Door Openers - 2 total, Garage Controls - 3 total, Garage Heater.

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!