



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

472 Legacy Woods Circle SE
Calgary, Alberta

MLS # A2249187



\$1,175,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,566 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Aggregate, Double Garage Attached, Enclosed, Front Drive, Garage Door Op		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	2nd Washer, 2nd Dryer, Blinds, 2 TV Mounts		

Welcome to your private retreat! This beautifully designed fully finished walk-out home offers elevated living surrounded by natural beauty. Situated on a spacious, 7071 sq ft, tree-lined lot, this property blends refined comfort with the tranquility of a forested setting. Step inside to discover a thoughtfully crafted floor plan with expansive windows that flood the home with natural light and offer picturesque views of the large, nature inspired yard. Enjoy seamless indoor-outdoor living with direct walk-out access to your backyard oasis—perfect for entertaining or quiet evenings under the stars. Upstairs, the elevated main living area boasts soaring ceilings, elegant finishes, and an inviting open-concept layout ideal for both relaxation and hosting. The chef’s kitchen flows effortlessly into a cozy living room with a fireplace and a dining area with forest views and sliding patio doors to your 26ft deck. The ease of entertaining blends naturally from the expansive prep island to the extended flush eating bar showcasing the Ivory Coast Quartz counter tops, ample cabinetry with a 36" KitchenAid gas cooktop, Built-in wall oven with microwave combo, dishwasher with stainless steel interior, counter depth refrigerator with internal water and ice and a Venmar Chef 36" designer hood fan. The walk-in pantry blends seamlessly with the kitchen area while the upgraded black matt hardware throughout adds a distinct style and modern feeling. Truly a home that features an urban decor while maintaining a classic and timeless ambiance. The floor to ceiling Kingsman feature fireplace with stone surround brings you back to the woods feel while the abundance of windows added to this home and sleek selections offer you a hotel inspired stay. Retreat to a spacious primary suite featuring a spa-like ensuite including dual vanities, make-up niche, over sized bath, stand alone shower

and huge walk-in closet that connects to the 2nd floor laundry. Additional bedrooms and centralized Bonus Room separating the the two wings for added privacy is always appreciated. Tray ceilings compliment the Primary Bedroom and Bonus Room along with double French Doors. A fully developed lower level offer room for family, guests,or home office. Dual Primary Suites are featured with each having their very own en suite and a secondary laundry room along with a cozy living room area that opens up to the back yard. For the hobbyist or car enthusiast,the triple attached garage provides ample space for vehicles,tools,and storage. Next to new, this Jayman BUILT home offers over 3500+sqft of extraordinary living space. The complete package being fully finished, walk-out, triple attached garage, Hardie Planked in Legacy Woods with an immense list of custom, chosen upgrades allowing you to move into a newer build without the wait or timeline. Located in a serene, soon to be established neighborhood, yet just minutes from city amenities, this home truly offers the best of both worlds—privacy, space, and modern luxury.