



**321 Legacy Woods Manor SE
Calgary, Alberta**

MLS # A2289244



\$1,320,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,324 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to an extraordinary custom luxury home in the heart of Legacy, perfectly positioned on a quiet cul-de-sac and set on an impressive nearly 10,000 sq ft lot, offering exceptional privacy, mature landscaping, and over 3,200 sq ft of professionally developed living space including a fully finished walkout basement. Designed for both elevated everyday living and unforgettable entertaining, this home features over 2,300 sq ft above grade plus nearly 1,000 sq ft of walkout living space, with 4 bedrooms and 3.5 bathrooms, including two stunning five piece bathrooms; one being a spa inspired primary ensuite showcasing an oversized walk in shower, freestanding soaker tub, and premium Brizo fixtures. The heart of the home is a true chef's kitchen, anchored by a \$20,000 Wolf dual fuel range, perfect for culinary enthusiasts and entertainers alike. Seamless indoor outdoor living is enhanced by upper and lower outdoor speaker zones, hot tub and TV rough ins on the lower patio, and a beautifully landscaped yard complete with a permanent stone fire pit and custom oversized staircase. Technology and comfort define this residence, with over \$300,000 in lifestyle and smart home upgrades, including: * Whole home Sonos audio with independent zones (basement, main floor & primary bath) * Smart home automation controlling irrigation, lighting, security, fireplace, and room-specific climate settings * Professional CCTV system with five HD cameras and local storage * Five wireless access points supported by a UPS network rack for seamless connectivity * In ceiling speakers and outdoor audio integration * All bedrooms and garage wired for wall mounted TVs The triple attached heated garage is equally impressive, featuring side mount openers, overhead storage, and space to comfortably accommodate a half ton pickup, plus a rough in for a future

dog wash station. Additional highlights include air conditioning, water softener, front and rear irrigation systems, hot and cold exterior water taps, and a fully developed walkout basement expanding the home's versatility with additional living and entertainment space. Located just two blocks from Legacy's brand new K-9 Catholic school and surrounded by miles of scenic pathways within the community's 300 acre environmental reserve, this home offers the perfect blend of luxury, technology, and lifestyle in one of Calgary's most sought after communities. This is a rare opportunity to own a meticulously upgraded, fully integrated smart home where thoughtful design meets modern comfort.