

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

MLS® #A2234948

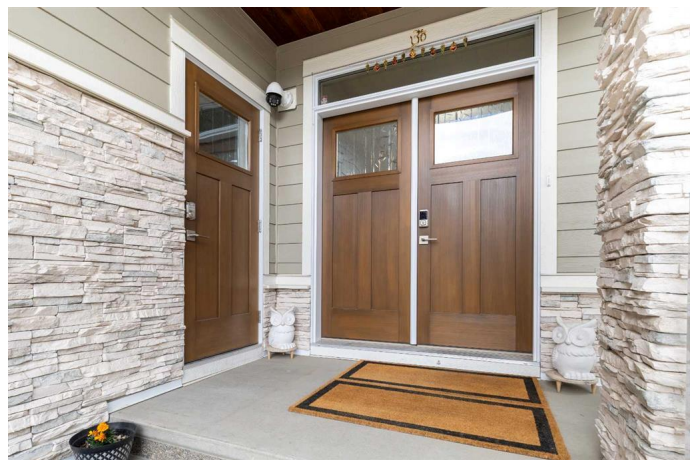
**\$1,560,999**

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, Triple

Garage Attached, See Remarks

# 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, Vinyl Windows, Wired for Sound, Smart Home

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator, Induction Cooktop, Oven, 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, BBQ gas line, Fire Pit, Lighting, Private Entrance, Private Yard, Rain Gutters, Barbecue

Lot Description Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot

Roof Asphalt Shingle

Construction Stone, Wood Frame, Composite Siding

Foundation Poured Concrete

### Additional Information

Date Listed June 27th, 2025

Days on Market 19

Zoning R-G

HOA Fees 60

HOA Fees Freq. ANN

### Listing Details

Listing Office eXp Realty

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