

\$1,750,000 - 22 Legacy Woods Crescent Se, Calgary

MLS® #A2221325

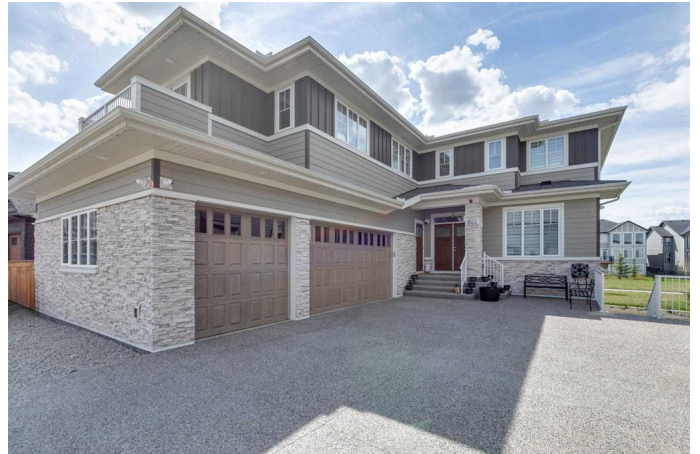
\$1,750,000

7 Bedroom, 6.00 Bathroom, 3,296 sqft

Residential on 0.16 Acres

Legacy, Calgary, Alberta

A rare opportunity to own a truly distinctive residence blending upscale design, a functional multigenerational layout, and legal rental income potential—all in a prime location backing onto protected green space. Step inside and discover a spacious open-concept main floor where style and practicality meet. The showstopping living room, anchored by a custom stone gas fireplace, flows into a spacious dining area and a chef's kitchen outfitted with an oversized island, dual built-in dishwashers, high-end appliances, quartz counters, rustic floating shelves, and a large walk-in pantry. For those who love to cook or entertain, a separate spice kitchen with its own sink and cooktop adds convenience. Tucked around the corner is a combined mudroom and laundry space with built-in cabinetry—perfect for managing busy family life. A main floor bedroom with its own ensuite provides a private guest retreat or in-law space. Upstairs, you'll find four additional bedrooms including two luxurious primary suites, each complete with spa-inspired ensuites, high-end MDF walk-in closets, motion-sensor toe-kick lighting, and heated bidet toilets. A central flex space offers room for a home office or homework zone, while the upper bonus room—with wet bar and access to a front-facing balcony—makes an ideal lounge for morning coffee or winding down in the evening. Downstairs, the walk-out legal suite offers over 1,250 sq ft of well-appointed space with its own kitchen,



family room, two bedrooms, a full bathroom, and a soundproofed office/gym. The private concrete side entrance and patio provide total separation from the main homeâ€™ideal for extended family or generating rental income. This smart home is loaded with tech and thoughtful features, including 13 surveillance cameras, permanent Trimlight exterior LED lighting, motorized blinds, advanced networking with UPS, and full soundproofing between all living areas. Utility highlights include 2 furnaces, 3 water tanks, RO filtration, a water softener, and separate electrical and gas sub-meters for the suite. The heated triple garage is a standout with epoxy flooring, steel shelving, shoe racks, and ceiling fans, while a private gravel pad fits two additional vehicles. Outside, 22 potted plants and laid stone paths lead to peaceful green space and a protected 300-acre forest reserve. Located near Fish Creek Park, the Bow River, Legacy Pond, walking trails, and golf courses, this is a home built for meaningful, connected living across generationsâ€™where family can gather, grow, and thrive.

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2221325 |
| Price | \$1,750,000 |
| Bedrooms | 7 |
| Bathrooms | 6.00 |
| Full Baths | 6 |
| Square Footage | 3,296 |
| 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 | None |
| Parking Spaces | 7 |
| Parking | Heated Garage, Oversized, See Remarks, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s), Wet Bar |
| 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 | High Efficiency, Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Stone |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 3 |
| Zoning | R-G |
| HOA Fees | 60 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.