

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

MLS® #A2221325

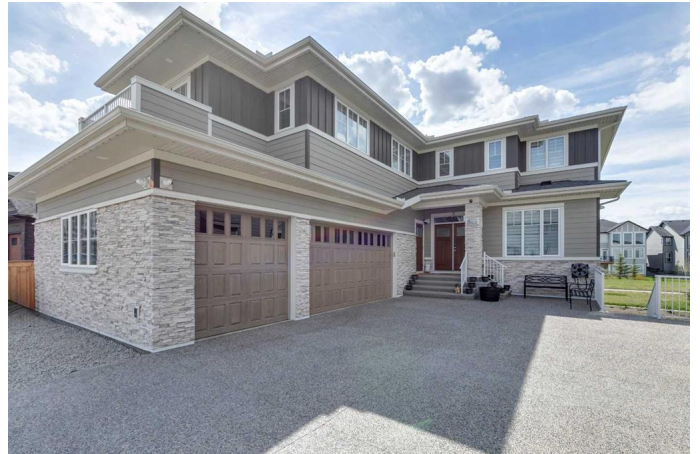
**\$1,750,000**

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, Triple Garage Attached, See Remarks
# 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), Gas Cooktop, Induction Cooktop, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator, Garburator, Oven, 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	21
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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