



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**76 Legacy Woods Crescent SE
Calgary, Alberta**

MLS # A2292021



\$1,399,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,507 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: None

Introducing A Rare Opportunity To Own A Stunning, Brand-New Custom Luxury Estate In The Prestigious Enclave Of The Woods In Legacy SE, With An Anticipated Completion For Late May 2026. Offering Over 3,500 Sq Ft Of Refined Above-Grade Living Space, This Masterpiece Greet You With A Grand Double-Door Entrance Leading Into An Impressive Open-Concept Main Level Defined By Soaring 10 Ft Ceilings And A Dramatic Open-To-Above Living Room Anchored By A " Gas Fireplace With A Full-Height Surround. The Chef-Inspired Kitchen Is A Culinary Sanctuary, Featuring Quartz Countertops, Premium Built-In Appliances With A Gas Cooktop And Wall Oven, And A Seamless Flow Through An Elegant Butler's Pantry Into A Large Walk-In Pantry. The Sunlit Dining Area Opens Directly To A Large Sun Deck, Creating An Effortless Transition For Indoor-Outdoor Entertaining. Designed For Versatility, The Main Floor Includes A Full Bedroom And 4-Piece Bath—Ideal For Guests Or Multi-Generational Living—Complemented By Hardwood Flooring And 8 Ft Doors That Continue Throughout The Upper Level. Upstairs, A Versatile Bonus Room With A Built-In Coffee Bar Serves As A Central Hub For Four Spacious Bedrooms, Including A Serene Primary Retreat With A Tray Ceiling, An Oversized Walk-In Closet, And A Luxurious 6-Piece Ensuite Featuring Heated Floors And A Custom 10mm Glass Rain Shower. A Second Bedroom With Its Own Private Ensuite Ensures Exceptional Comfort For The Entire Family. The 9 Ft Ceiling Walk-Out Basement, Complete With A Sunken Patio And Rough-Ins For Future Development, Overlooks A Premium Exterior Finished In Stucco And Stone Accents, With An Exposed-Aggregate Driveway. Enhanced By A Fully Insulated Triple Garage, A Comprehensive Smart Home Package, And Mechanical

Excellence Including A 75-Gallon Hot Water Tank And HRV System, This Home Offers An Unbeatable Lifestyle Just Steps From All Saints High School, Future K-9 School Sites, The Community's Extensive Ridge Pathways, And Top-Tier Shopping And Dining.