



GRASSROOTS
REALTY GROUP

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9 Legacy Vista Rise SE Calgary, Alberta

MLS # A2330886



\$1,859,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,701 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot, Private		

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

Features: Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: Gas Range in Prep Kitchen, Beverage cooler (2), Hood fan

A rare chance to own a fully developed Crystal Creek Homes showhome while earning rental income through a professionally managed leaseback. With approximately 3,495 sq. ft. above grade, six bedrooms, five-and-a-half bathrooms and a triple attached garage, this home offers an impressive amount of space across three finished levels. The main floor is centred around an open-to-above great room with soaring windows and a classic fireplace, opening to a striking kitchen with an oversized quartz island, extensive cabinetry, statement hood fan and adjoining dining area. A private office, large mudroom and main-floor bedroom with its own ensuite add flexibility for guests or multi-generational living. Upstairs, the generous primary retreat includes a beverage bar, large walk-in closet and spacious five-piece ensuite, while three additional bedrooms provide excellent privacy with walk-in closets and direct bathroom access. The finished basement adds another bedroom, full bath and an expansive recreation room with a built-in wet bar, while leaving plenty of unfinished storage. Designer lighting, custom millwork, hardwood floors and carefully selected finishes give the home the polished look expected from a showhome. Set in The Pointe at Legacy, close to the community's parks, pathways and everyday amenities, this leaseback opportunity combines a beautifully finished home with immediate income and no need to move in right away. Book your private showing today.