



GRASSROOTS
REALTY GROUP

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76 Legacy Woods Crescent SE
Calgary, Alberta

MLS # A2330963



\$1,399,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,481 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Aggregate, 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:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Chandelier, Closet Organizers, 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 Stunning Brand-New Custom Luxury Home In The Prestigious Community Of The Woods In Legacy SE. 3481 Sqft Above-Grade As Per Builders Floor Plan. A Grand Double-Door Entrance Leads Into An Impressive Open-Concept Main Level With Soaring 10 Ft Ceilings, An Open-To-Above Living Room W/ Expansive Windows, And A Striking 48" Gas Fireplace W/ A Full-Height Surround. The Chef-Inspired Kitchen Is Equipped With Quartz Countertops, Premium Built-In Appliances Including A Gas Cooktop And Wall Oven, A Butler's Pantry Connected To A Large Walk-In Pantry, A Dual Undermount Sink, All Flowing Into A Sunlit Dining Area With Access To The Large Sun Deck, Ideal For Entertaining Family & Friends. The Main Floor Offers A Spacious Bedroom And A 4-Piece Bath, Providing The Perfect Space For Parents, Guests, Or Multi-Generational Living, All Enhanced By Hardwood Flooring Throughout The Main Level. 8 Ft Doors Throughout Main & 2nd Floor, Complemented By Beautifully Crafted Feature Walls. The Upper Level Showcases An Inviting Bonus Room W/ A Built-In Coffee Bar, A Well-Appointed Laundry Room, & Four Spacious Bedrooms, Including A Serene Primary Retreat With A Tray Ceiling, An Oversized Walk-In Closet, And A Luxurious 6-Piece Ensuite With A Jetted Or Freestanding Soaker Tub, Heated Floors, Double Sinks, And A Custom 10mm Glass Shower With Rain And Hand Shower Fixtures. A Second Primary Bedroom W/Ensuite & Walk-In Closet & 2 Other Good Size Bedrooms & Additional 4pc Bath. The Walk-Out Basement W/ 9 Ft Ceilings, Large Windows, And A Patio Awaits Future Development, Complete W/ A Rough-In For A 3-Piece Bath. This Home Is Enriched With Premium Features Such As A Fully Insulated And Fire-Taped Triple Garage, An Exposed Aggregate Driveway

And Walkway, Stucco & Brick Exterior With Smartboard Trim, Dual-Pane Vinyl Windows, A Custom Mudroom Locker, Quartz Surfaces Throughout, MDF Shelving In All Closets And Pantries, Stylish 12" X 24" Tile Flooring In Bathrooms And Laundry, And Extensive Interior And Exterior LED Pot Lighting. Includes A High-Efficiency Furnace, HRV System, Humidifier, Rough-Ins For Air Conditioning And Central Vacuum, A Four-Camera Security System, Plus A Smart Home Package With A Nest Thermostat, Smart Doorbell, And Two Google Minis. Ideally Located Near Scenic Ridge Pathways, Parks, Schools, And Top-Tier Shopping And Dining, Offering The Perfect Blend Of Luxury, Comfort, And Contemporary Living. Main Floor 10' High Ceiling, 2nd Floor And Basement 9' High Ceiling, 8' High Doors Throughout. Now Under Construction With An Anticipated Completion In 3 To 4 Months. Images And Renderings Are For Illustration Only. Still Time For The Buyer To Personalize Certain Interior Selections And Colour Choices, Subject To The Stage Of Construction And Builder Approval. Photos, Video, & Additional Images Are From A Similar Home Recently Completed By The Builder & Are Provided For Illustrative Purposes Only. Actual Finishes, Materials, Features, Layouts, Specifications May Vary.