

# \$899,000 - 55 Legacy Woods Bay Se, Calgary

MLS® #A2265622

**\$899,000**

3 Bedroom, 3.00 Bathroom, 2,270 sqft

Residential on 0.13 Acres

Legacy, Calgary, Alberta

No More Ducking! A Home Where Tall People Stand Tall & Triple Tandem Garage  
Welcome to this stunning Calbridge Custom-Built Home in the highly sought-after Legacy community, where exceptional design, luxury finishes, and modern comfort blend seamlessly. Enjoy the 9-foot Ceilings on every level, including the Basement, with 8-foot Doorways throughout, this home offers a bright, spacious, and airy atmosphere from the moment you step inside.

The Open-Concept Main Floor is ideal for both entertaining and everyday living. The Family Room features exposed faux ceiling beams and engineered hardwood floors, while the Gourmet Kitchen is a true showpiece. Enjoy Granite Countertops, Ceiling-Height Cabinetry, Undercabinet Lighting, a Wall Oven and Microwave, Gas Cooktop, and a bar height Island with a large single-basin sink. The built-in Dining Hutch adds both style and function to the space.

Upstairs, the impressive Bonus Room offers plenty of room for oversized furniture, making it perfect for relaxation or family gatherings. The convenient Upper-Level Laundry room adds everyday ease. The Primary Suite is generously sized to accommodate a king bed and features a Custom Walk-in Closet. The Luxurious Ensuite provides a Spa-like Experience with dual vanities, a soaker tub, an oversized tiled shower with dual rain showerheads, and a private water closet. Outdoor living is just as inviting, with a



spacious 16' x 16' 2 Tone Trex Composite Deck with Stair Lighting and featuring a Gazebo with a Privacy Wall & Sun Shade Screen all overlooking the generous back and side yardsâ€”Play Structure is Negotiable. The Basement offers oversized windows for natural light and a roughed-in bathroom, ready for your personal touch.

Additional highlights include a Triple Car Tandem Garage, fully Drywalled Ceiling & Walls, upgraded Lighting and an Access Door to the side yard, a back-entry Mudroom, Air Conditioning, a Kinetico Water Conditioner, HRV LifeBreath Heat Recovery Ventilator, and a Navien Tankless Water Heater. Finishing touches such as Upgraded Shaw Carpet with Waterproof 8 lb Healthier Choice Underlay, Upgraded Ceramic Tiles, Top-down/Bottom-up Blackout Cellular Blinds on the upper floor, and Plantation Shutters in the Family Room complete this exceptional home. See Supplements for Special Features Sheet.

Beautifully designed and impeccably maintained, this home combines thoughtful craftsmanship, premium upgrades, and superior comfortâ€”truly a must-see!

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265622    |
| Price          | \$899,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,270       |
| Acres          | 0.13        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 55 Legacy Woods Bay Se |
| Subdivision | Legacy                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 2G4                |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Park                                                   |
| Parking Spaces | 5                                                      |
| Parking        | Insulated, Front Drive, Tandem, Triple Garage Attached |
| # of Garages   | 3                                                      |

### Interior

|                   |                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s), Recessed Lighting, Soaking Tub, Vaulted Ceiling(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier, Water Conditioner                                                          |
| Heating           | Fireplace(s), Forced Air, Natural Gas, High Efficiency                                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                              |
| Basement          | Full                                                                                                                                                                                                                                             |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Playground                                                              |
| Lot Description   | Back Yard, City Lot, Landscaped, Lawn, Level, Pie Shaped Lot, Cul-De-Sac, See Remarks |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Stone, Wood Frame, Cement Fiber Board                                                 |
| Foundation        | Poured Concrete                                                                       |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 12                 |
| Zoning         | R-G                |
| HOA Fees       | 60                 |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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