

# \$936,900 - 412 Legacy Circle Se, Calgary

MLS® #A2149846

**\$936,900**

4 Bedroom, 4.00 Bathroom, 2,394 sqft

Residential on 0.08 Acres

Legacy, Calgary, Alberta

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers – NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home **\*\*SHOW HOME ALERT!\*\*** **\*\*LEASEBACK\*\*** **\*\*VERIFIED Jayman BUILT Show Home! \*\*** Great & rare real estate investment opportunity **\*\*** Start earning money right away **\*\*** Jayman BUILT will pay you monthly at a 6% return (annual) to use this home as their full time show home **\*\*** **PROFESSIONALLY DECORATED** with all of the bells and whistles. This outstanding home will have you at "HELLO!" with **THREE LEVELS AND ROOF TOP BALCONY!!** If you love to **ENTERTAIN AND HAVE ROOM FOR ALL WHO ENTER** than this is the home for you! Immediately fall in love as you step in, offering almost 3 levels of developed living space offering you true craftsmanship & beauty! Luxury Hardwood invites you into a lovely open floor plan featuring an amazing **GOURMET** kitchen boasting stunning **QUARTZ** counters throughout with sleek stainless steel KitchenAid appliances with **36" GAS COOKTOP**, French Door Refrigerator with icemaker and internal water, Built-in Wall Oven/Microwave Combo, Broan BBN3306SS power pack built-in cabinet hoodfan and a huge walk-in pantry. An amazing **OPEN FLOOR PLAN** offering a unique design



featuring a beautiful ELEVATED FIREPLACE WITH OPEN TO ABOVE FEATURE that nicely elevates the stylish Great Room and Dining Room while the kitchen flows smoothly to overlook the main living area yet still maintaining a beautiful entertaining and prep designation boasting an expansive centre island with 12" flush eating bar. A designated office/den situated nicely to the front of the home and a half bath complete the space. The 2nd level offers you ample space to suit any lifestyle with over 1000+SF alone. 3 sizeable bedrooms with the beautiful Primary Suite offering a 5 star luxury en suite including dual vanities with an absolutely amazing large walk-in closet, gorgeous free-standing angled soaker tub, over sized stand-alone shower and separate water closet. Stunning Bonus room & large 2nd floor laundry with folding counter along with a full Main Bath. The AMAZING THIRD STOREY LEVEL boasts an OPULENT LOFT LEVEL with beverage fridge, FULL bath AND A THIRD LEVEL LOFT BEDROOM/OFFICE WITH ANGLED CEILING AND AN AMAZING SPACIOUS THIRD LEVEL 13x13 BALCONY. AIR CONDITIONING, WINDOW COVERINGS AND WALL PAPER INCLUDED. This home will be sure to impress! Shopping & New High School close by! Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions! SHOW HOME VIEWING HOURS: MONDAY TO THURSDAY: 2PM TO 8PM. FRIDAY AND SATURDAY: 12PM TO 5PM

Built in 2023

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2149846    |
| Price          | \$936,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,394       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 412 Legacy Circle Se |
| Subdivision | Legacy               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 4J2              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Walk-In Closet(s), Stone Counters, Double Vanity, Low Flow Plumbing Fixtures, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Oven-Built-In, Dryer, Garage Control(s), Gas Cooktop, Washer, Wine Refrigerator                                                                                         |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                                                        |

|              |                      |
|--------------|----------------------|
| Fireplaces   | Electric, Great Room |
| Has Basement | Yes                  |
| Basement     | Full, Unfinished     |

**Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Rectangular Lot, Level                |
| Roof              | Asphalt Shingle                       |
| Construction      | Wood Frame, Cement Fiber Board, Stone |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2024 |
| Days on Market | 334             |
| Zoning         | R-1N            |
| HOA Fees       | 60              |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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