

# \$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

**\*\*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!!** Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "BENTLEY 24" Signature NEW HOME PLAN located in the up & coming community of Legacy. 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 | Stone Counters, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Oven-Built-In, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Range Hood, 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        Level, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Cement Fiber Board, Stone, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 16th, 2024  
Days on Market        301  
Zoning                    R-1N  
HOA Fees                60  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Jayman Realty Inc.

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