

**412 Legacy Circle SE  
Calgary, Alberta**

**MLS # A2149846**



**\$936,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,394 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers &ndash; 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