



THE
A-TEAM

**RE/MAX
FIRST**

384 LEGACY REACH Circle, Calgary T2X 4T7

MLS®#: **A2100832**

Area: **Legacy**

Listing Date: **01/16/24**

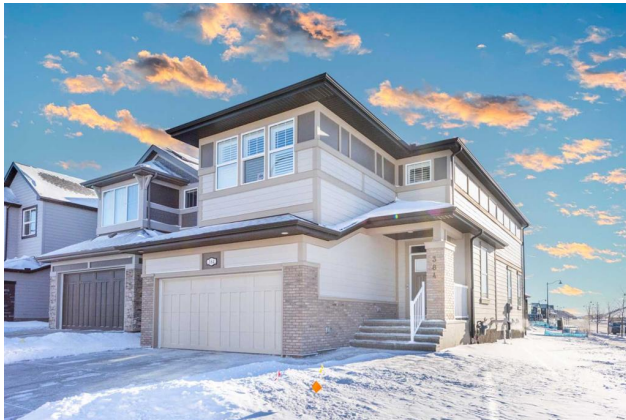
List Price: **\$829,999**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **4,563 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,591**
Low Sqft:
Ttl Sqft: **2,591**

DOM

124
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,ENERGY STAR Qualified Equipment,Natural Gas,Solar**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Asphalt**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Oven,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Washer,Microwave**
Int Feat: **Bidet,Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Upper	11`7" x 17`11"
Bedroom	Upper	13`0" x 12`11"
4pc Bathroom	Upper	15`3" x 5`1"
Living Room	Main	17`10" x 11`7"
Kitchen	Main	13`11" x 20`11"
2pc Ensuite bath	Main	3`1" x 8`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Upper	15`3" x 14`8"
5pc Ensuite bath	Upper	13`3" x 11`9"
Bonus Room	Upper	19`8" x 13`6"
Nook	Main	17`7" x 13`6"
Foyer	Main	13`0" x 12`5"
Pantry	Main	9`5" x 5`4"

Title:
Fee Simple
Legal Desc:

Zoning:
4; 29; 22; 7; N

2110064

Remarks

Pub Rmks:

PRESENTING THE EXQUISITE AND GOURGIOUS LAURAN 26 FLOOR PLAN*YOU WILL FALL IN LOVE IMMEDIATELY SO BE PREPARED!!* This outstanding home will have you at "HELLO!" Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's Home located in the highly sought after community of Legacy, where nature is your neighbor in every direction. If you enjoy entertaining, want to live in an amazing new floor plan and enjoy offering ample space for all who visit, then this is the home for you! Immediately fall in love as you enter, offering over 1114+SF of true craftsmanship and beauty! Luxurious Vinyl Plank flooring invites you into a lovely open floor plan featuring an amazing GOURMET kitchen with large Island and buffet eating Bar, boasting elegant color of QUARTZ counters, sleek stainless steel built-in Microwave with a gas cooking range, counter depth refrigerator. An amazing 2 story floor plan with a MAIN quietly transitioning to the expansive kitchen that boasts a generous walk-thru pantry and large buffet Eating Bar with center island that overlooks the amazing living area with sliding doors that open up nicely to your large deck. Hunter Douglas California shutters on the main floor make it to next level elegance. The upper level offers you an abundance of space to suit any lifestyle with over 1450+SF alone. THREE BEDROOMS with the beautiful Primary Suite boasting luxurious en-suite including dual His and Her vanities, gorgeous SOAKER TUB & STAND-ALONE SHOWER. Thoughtfully separated past the pocket door you will discover the spacious walk-in separate closets offering a lovely amount of space. A stunning centralized Bonus room separating the Primary wing with the additional bedrooms and a spacious Main Bath to complete the space. A beautiful open to below feature adds an elevated addition to this home. Hunter Again Douglas California shutters in upper level make it different from others in elegance. **ADDITIONAL FEATURES: Hunter Douglas California shutters on all the windows, textured elevated color palette, deck with BBQ gas line, upgraded stairwell and Bonus Room railing, expansive kitchen with large central island and large buffet eating Bar, built-in Microwave, and spacious walk-thru pantry. 6 Solar Panels, Built Green Canada standard, with an Ener Guide Rating, UV-C Ultraviolet Light Air Purification System, High-Efficiency furnace with Marv 13 Filters & HRV Unit, Navien-Brand Tankless Hot Water Heater, Triple Pane Windows & Smart Home Technology Solutions. Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money, with an Ener Guide Rating. This lovely home presenting the Arts & Crafts Elevation has been completed in EXTRA Fit & Finish. This home will be sure to impress! Shopping & New High School close by!**

Inclusions:
Property Listed By:

HVAC system, Solar Panel, Hunter Douglas California shutters.
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

