



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**181 LEGACY REACH Crescent, Calgary T2X 5A6**

MLS®#: **A2104587**

Area: **Legacy**

Listing Date: **01/31/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **+\$20k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,455 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,312**  
Low Sqft:  
Ttl Sqft: **2,312**

DOM

**109**

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

**Rectangular Lot**

**Double Garage Attached,Enclosed,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Composite Siding,Stone,Wood Frame**  
Flooring: **Carpet,Laminate,Vinyl**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator**  
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Smart Home,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Great Room</b>	<b>Main</b>	<b>13`7" x 12`5"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>14`0" x 12`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`7" x 9`0"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>3`10" x 6`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 9`4"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>16`4" x 5`0"</b>

5pc Bathroom	Upper	8`6" x 8`11"	Laundry	Upper	6`5" x 5`11"
Bedroom	Upper	10`4" x 11`2"	Bedroom	Upper	12`2" x 9`4"
Bedroom - Primary	Upper	9`11" x 13`6"	5pc Ensuite bath	Upper	13`8" x 11`6"
2pc Bathroom	Main	3`10" x 5`4"	Den	Main	9`8" x 7`9"
Pantry	Main	8`7" x 5`5"	Foyer	Main	11`6" x 7`0"
Legal/Tax/Financial					

Title:	Zoning:	
<b>Fee Simple</b>	<b>R-G</b>	
Legal Desc:	<b>2210590</b>	Remarks

Pub Rmks:	<p><b>* PRESENTING THE ELLIOTT * SOUGHT AFTER 4-LEVEL SPLIT FLOORPLAN * CRESCENT LOCATION * DAYLIGHT BASEMENT * This outstanding home will have you at "HELLO!" Exquisite &amp; beautiful, you will immediately be impressed by Jayman BUILT's "Elliot 24" Signature Home located in the highly sought-after community of Legacy, where nature is your neighbor in every direction. If you love to ENTERTAIN and enjoy offering ample space for all who visit, this is the home for you! Immediately fall in love as you enter, offering over 2300+SF of true craftsmanship and beauty! Luxurious Boardwalk laminate flooring invites you into a lovely open floor plan featuring a fantastic GOURMET kitchen boasting elegant white QUARTZ counters, sleek stainless steel Whirlpool appliances with a gas slide-in range, Panasonic built-in microwave with trim kit, and Broan power pack built-in cabinet hood range and French Door Refrigerator with ice maker. A unique SPLIT LEVEL FLOOR PLAN with an elevated DEN area situated nicely on the initial upper level for the hybrid office worker, seamlessly transitioning to the expansive kitchen that boasts a generous walk-in pantry and centre island that overlooks the fantastic living area with French doors that open up nicely to your 10x12 deck. The upper level offers abundant space to suit any lifestyle with over 1300SF alone. Three sizeable bedrooms with the beautiful Primary Suite boasting Jayman BUILT's luxurious en suite including dual vanities, gorgeous free-standing SOAKER TUB &amp; STAND ALONE SHOWER. Thoughtfully separated past the DOUBLE PRIMARY DOOR ENTRY, you will discover the exceptionally expansive walk-in closet. A stunning centralized Bonus room separates the Primary wing with the the additional bedrooms and a spacious 2nd floor laundry w/5pc Main Bath. This lovely home presenting the Craftsman Elevation has been completed in Jayman's EXTRA Fit &amp; Finish along with Jayman's reputable CORE PERFORMANCE. 6 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Air Purification System, High-Efficiency furnace with Merv 13 Filters &amp; HRV Unit, Navien-Brand Tankless Hot Water Heater, Triple Pane Windows &amp; Smart Home Technology Solutions. Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! This home will be sure to impress! Shopping &amp; New High School close by!</b></p>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>Jayman Realty Inc.</b>

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



