



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**536 LEGACY Circle, Calgary T2X 5J5**

MLS® #: **A2118451**

Area: **Legacy**

Listing Date: **03/28/24**

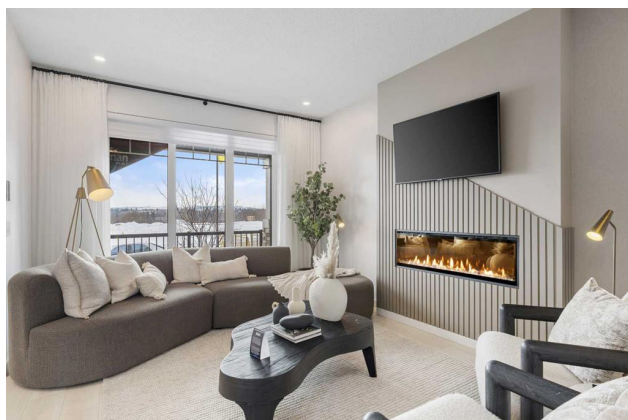
List Price: **\$769,900**

Status: **Active**

County: **Calgary**

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

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **2,798 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,573**  
Low Sqft:  
Ttl Sqft: **1,573**

DOM

**52**

Layout

Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane, Rectangular Lot**  
Park Feat: **Alley Access, Gravel Driveway, Off Street**

Utilities and Features

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

Construction: **Cement Fiber Board, Stone, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer**  
Int Feat: **High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, 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>Kitchen</b>           | <b>Main</b>  | <b>15`2" x 12`2"</b> | <b>Dining Room</b>  | <b>Main</b>  | <b>11`7" x 10`3"</b>  |
| <b>2pc Bathroom</b>      | <b>Main</b>  | <b>5`3" x 5`2"</b>   | <b>Great Room</b>   | <b>Main</b>  | <b>11`11" x 10`3"</b> |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>11`8" x 11`0"</b> | <b>Bedroom</b>      | <b>Upper</b> | <b>8`3" x 10`4"</b>   |
| <b>Bedroom</b>           | <b>Upper</b> | <b>8`3" x 11`7"</b>  | <b>Laundry</b>      | <b>Upper</b> | <b>3`10" x 5`6"</b>   |
| <b>3pc Ensuite bath</b>  | <b>Upper</b> | <b>9`8" x 5`0"</b>   | <b>4pc Bathroom</b> | <b>Upper</b> | <b>9`2" x 5`3"</b>    |

Walk-In Closet  
Game Room  
Walk-In Closet

Upper  
Basement  
Basement

7`2" x 5`8"  
12`5" x 10`11"  
6`10" x 6`4"

Other  
Bedroom  
3pc Bathroom  
Legal/Tax/Financial

Upper  
Basement  
Basement

8`3" x 10`2"  
9`9" x 13`0"  
9`6" x 7`4"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

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Remarks

Pub Rmks: **\*\*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 \$3476 per month to use this home as their full time show home \*\* PROFESSIONALLY DECORATED with all of the bells and whistles. \*SIDE ENTRY\*NEW FLOOR PLAN\* This outstanding home will have you at "HELLO!" Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "LOGAN 18" Signature Home located in the up & coming community of Legacy. A lovely neighborhood with new schools & great new amenities welcomes you into over 2200\*+ sq ft of luxury living space featuring stunning craftsmanship and thoughtful design. Offering an open floor plan featuring outstanding design for the most discerning buyer! This highly functional floorplan boasts an elevated and stunning GOURMET kitchen with QUARTZ COUNTER TOPS and beautiful centre island with Flush Eating Bar & Sleek stainless-steel appliances including a WHIRLPOOL French Door refrigerator with icemaker, Electric slide in smooth top range and over the range microwave with hood fan flowing nicely into the adjacent spacious dining room. All creatively overlooking your wonderful Great Room complimented with a stunning electric fireplace and a bank of amazing windows inviting an abundance of natural daylight in. To complete this level you have a pantry and convenient half bath located near the rear of the home with a quaintly designated mud room heading out to your back yard where you will discover enough room for you to build a double detached garage. Discover the upper level where you will enjoy a lovely flex area, full bath, convenient 2nd floor laundry and three sizeable bedrooms with the Primary Suite boasting a sizeable walk-in closet and 3pc en suite with oversized shower. The FULLY FINISHED lower level offers a huge rec room, spacious guest room with walk-in closet and a full bath with oversized shower along with a CONVENIENT SIDE ENTRY! - Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviloet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Flurry QUARTZ counter tops in kitchen, pantry, open to above stairwell, Air Conditioning, Window Coverings, Triple Pane Windows and 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 a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Welcome Home!**

Inclusions:  
Property Listed By: **N/A  
Jayman Realty Inc.**

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





