



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**412 LEGACY Circle, Calgary T2X 4J2**

MLS® #: **A2149846**      Area: **Legacy**      Listing Date: **07/16/24**      List Price: **\$1,013,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$21k, 19-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **3,444 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,394**  
 Low Sqft:  
 Ttl Sqft: **2,394**

DOM

**140**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat: **Level, Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Cement Fiber Board, Stone, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Hardwood, Tile, Vinyl Plank**  
 Sewer:      Water Source: **Public**  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Wine Refrigerator**  
 Int Feat: **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)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`0" x 11`1"	Dining Room	Main	10`0" x 10`6"
Flex Space	Main	8`7" x 8`3"	Pantry	Main	
2pc Bathroom	Main		Kitchen	Main	13`0" x 10`6"
Bedroom - Primary	Second	11`0" x 12`0"	Bonus Room	Second	13`6" x 13`0"
5pc Ensuite bath	Second		Walk-In Closet	Second	

4pc Bathroom  
Bedroom  
Bedroom  
3pc Bathroom

Second  
Second  
Third  
Third

8`6" x 11`3"  
12`11" x 7`2"

Laundry  
Bedroom  
Loft

Second  
Second  
Third

9`0" x 10`3"  
14`9" x 12`8"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

2310669

Zoning:  
R-1N

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 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**

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

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



