

\$775,000 - 384 Legacy Reach Circle Se, Calgary

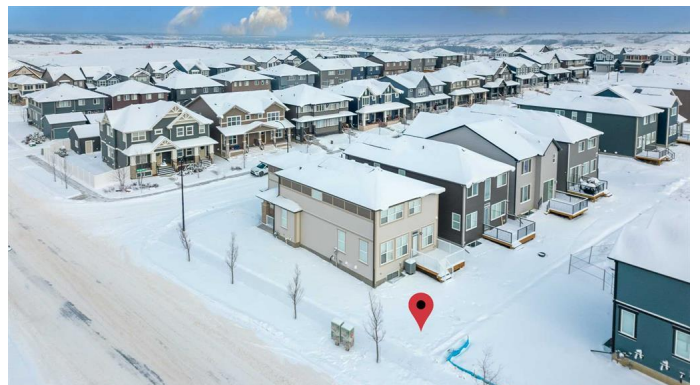
MLS® #A2145876

\$775,000

3 Bedroom, 3.00 Bathroom, 2,592 sqft
Residential on 0.10 Acres

Legacy, Calgary, Alberta

This outstanding home will have you at "HELLO!" Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "LAUREN 26" Signature Home located in the up & coming community of Legacy. If you love to ENTERTAIN than this is the home for you! Immediately fall in love as you enter, offering almost 2500+SF of above grade living space offering you true craftsmanship & beauty! Divine Maestro Laminate invites you into a lovely open floor plan featuring an amazing GOURMET kitchen boasting stunning Elegant White QUARTZ counter tops through out, sleek stainless steel Whirlpool appliances with a smooth top electric slide-in range, French Door Refrigerator with icemaker, built-in Panasonic microwave with 27" trim kit and a designer Venmar Chef 30" hood fan. Two expansive centre islands offer an abundance of prep space while elegantly overlooking the main living area along with a spacious WALK THROUGH PANTRY making it easy to bring in the groceries from the over sized garage. A generous foyer and half bath with an added hot waterline and hand bidet with mixing valve complete this level. Heading up to the upper level you immediately notice the upgraded iron spindles and open to below feature. The 2nd floor offers you ample space to suit any lifestyle with over 1400SF alone. 3 sizeable bedrooms with the beautiful Primary Suite featuring Jayman's notable and highly sought after 5pc en suite with dual back-to-back vanities, gorgeous free-standing



soaker tub with tile surround, stand-alone shower, vanity niche, separate water closet and amazing large walk-in closet with dual entry. Enjoy the centralized Bonus room that separates the Primary Suite with the additional bedrooms offering privacy, the large 2nd floor laundry with an added sink and quartz counter top – a lovely upgrade, a walk-in linen closet and a full Main Bath featuring dual vanities and over sized shower with a privacy pocket door between the sinks and bathroom area. This home will be sure to impress! Jayman's standard inclusions feature their Core Performance with 6 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 including a Ring Pro 2 doorbell Camera, Schlage Encode Smart electronic deadbolt, 5 Smart Switches throughout the home, Amazon Alexa Home Show 5 hub with screen and Ecobee 5 Smart on the main floor! Additional features include added hand bidets to bathrooms, central air conditioning, stunning Hunter Douglas shutters throughout, deck with BBQ gas line and a beautiful over sized corner lot with the added benefit of corner lot treatment with additional windows inviting an abundance of natural daylight in the home. Situated in the heart of Legacy and only minutes away from the newly developed Township Shopping Area providing the convenience of having everything you could possibly need right

Built in 2022

Essential Information

MLS® #	A2145876
Price	\$775,000
Sold Price	\$760,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,592
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	384 Legacy Reach Circle Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4T7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bidet, Breakfast Bar, Double Vanity, Pantry, Quartz Counters, Smart Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, ENERGY STAR Qualified Appliances
Heating	ENERGY STAR Qualified Equipment, Solar
Cooling	ENERGY STAR Qualified Equipment, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Asphalt
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2024
Date Sold	August 9th, 2024
Days on Market	37
Zoning	4: 29: 22: 7: N
HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Diamond Realty & Associates LTD.

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