



**GRASSROOTS**  
REALTY GROUP

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## 3 Legacy Glen Rise SE Calgary, Alberta

**MLS # A2273832**



**\$644,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,706 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, 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, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 10 SOLAR PANELS

\* BRAND NEW HOME ALERT \* 10 SOLAR PANELS \* UPPER BONUS ROOM \* ATTACHED GARAGE \* HARDIE BOARD EXTERIOR \* Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's highly sought-after "HARPER" home located in the up & coming community of Legacy. A lovely neighborhood with new schools & great new amenities welcomes you into over 1700+ sq ft of above-grade living space featuring stunning craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful extended island with a flush eating bar & sleek stainless steel Whirlpool appliances, including a French door refrigerator with ice maker, electric slide-in range, Panasonic built-in microwave, and a Broan Power Pack built-in cabinet hood fan. Elegant Polaire QUARTZ countertops, soft-close slab cabinets, and a Blanco undermount sink complement the space. Enjoy the generous dining area adjacent to the spacious kitchen, overlooking the lower Great Room and the rear yard, with access to the rear yard. To complete the main level, you have a convenient half bath for friends and family. You will discover the 2nd level boasts 3 sizeable bedrooms and a bonus room, with the Primary Bedroom featuring a gorgeous 4-pc private en suite with an oversized shower, glass sliding door, dual vanities, and a generous walk-in closet, along with 2nd-floor laundry for convenience. In addition, the rest of the family can enjoy a 4-piece full bath. Raised 9 ft basement ceiling height and 3 pc rough-in for future bath development. Not to mention your Jayman home offers Smart Home Technology Solutions, Core Performance with TEN SOLAR PANELS, Built Green Canada Standard, with an EnerGuide Rating, UV-C Ultraviolet Light Air Purification System, High-Efficiency Furnace with Merv 13 Filters & HRV Unit,

Navien-Brand tankless hot water heater and triple pane windows. This beautiful home features the professionally designed Birch Whisper Colour Palette, convenient rear entrance and BBQ gas line and a covered front veranda. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime.