



**181 Legacy Reach Crescent SE
Calgary, Alberta**

MLS # A2135912



\$809,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,312 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Enclosed, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: 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)

Inclusions: 6 Solar Panels

* OPEN HOUSE ALERT - SAT/SUN between 2:00 to 4:00 pm * PRESENTING THE ELLIOTT * SOUGHT AFTER 4-LEVEL SPLIT FLOORPLAN * CRESCENT LOCATION * DAYLIGHT BASEMENT * This outstanding NEW home will have you at "HELLO!" Exquisite & 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 & 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 & 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 & HRV Unit, Navien-Brand Tankless Hot Water Heater, Triple Pane Windows & 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 & New High School close by!