



**384 Legacy Reach Circle SE
Calgary, Alberta**

MLS # A2145876



\$830,000

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|------------------|------------------------|---------------|------------------|
| Division: | Legacy | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,592 sq.ft. | Age: | 2022 (2 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Corner Lot | | |

| | | | |
|--------------------|--------------------------------------------------------------------------|-------------------|-----------------|
| Heating: | ENERGY STAR Qualified Equipment, Solar | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Asphalt | Zoning: | 4: 29: 22: 7: N |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bidet, Breakfast Bar, Double Vanity, Pantry, Quartz Counters, Smart Home | | |

Inclusions: All windows Blinds.

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 "trim kit and a designer Venmar Chef "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 through out 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 through out, 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