

# \$695,900 - 536 Legacy Circle Se, Calgary

MLS® #A2190166

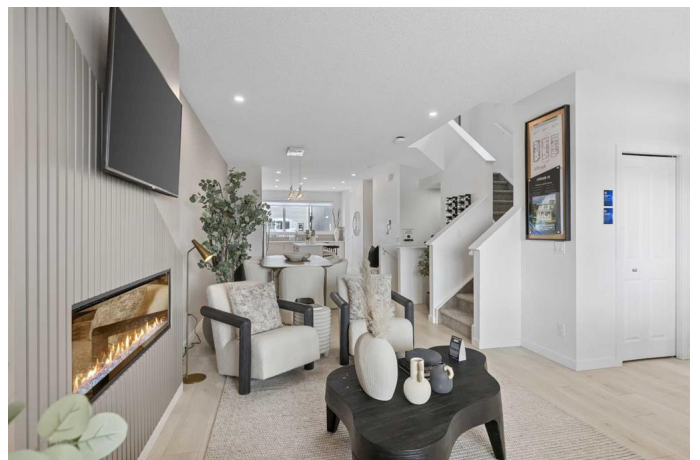
**\$695,900**

4 Bedroom, 4.00 Bathroom, 1,573 sqft  
Residential on 0.06 Acres

Legacy, Calgary, Alberta

**\*\*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 per month to use this home as their full time show home \*\* PROFESSIONALLY DECORATED with all of the bells and whistles. \*SIDE ENTRY\*NEW FLOOR PLAN\* This outstanding home will have you at "HELLO!" Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "LOGAN 18" Signature Home located in the up & coming community of Legacy. A lovely neighborhood with new schools & great new amenities welcomes you into over 2200\*+ sq ft of luxury living space featuring stunning craftsmanship and thoughtful design. Offering an open floor plan featuring outstanding design for the most discerning buyer! This highly functional floorplan boasts an elevated and stunning GOURMET kitchen with QUARTZ COUNTER TOPS and beautiful centre island with Flush Eating Bar & Sleek stainless-steel appliances including a WHIRLPOOL French Door refrigerator with icemaker, Electric slide in smooth top range and over the range microwave with hood fan flowing nicely into the adjacent spacious dining room. All creatively overlooking your wonderful Great Room complimented with a stunning electric fireplace and a bank of amazing windows inviting an abundance of natural daylight in. To complete this level you have a pantry and convenient**



half bath located near the rear of the home with a quaintly designated mud room heading out to your back yard where you will discover enough room for you to build a double detached garage. Discover the upper level where you will enjoy a lovely flex area, full bath, convenient 2nd floor laundry and three sizeable bedrooms with the Primary Suite boasting a sizeable walk-in closet and 3pc en suite with oversized shower. The FULLY FINISHED lower level offers a huge rec room, spacious guest room with walk-in closet and a full bath with oversized shower along with a CONVENIENT SIDE ENTRY! - Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime. 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, Flurry QUARTZ counter tops in kitchen, pantry, open to above stairwell, Air Conditioning, Window Coverings, Triple Pane Windows and Smart Home Technology Solutions! Welcome Home!

Built in 2023

### **Essential Information**

MLS® #	A2190166
Price	\$695,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,573
Acres	0.06
Year Built	2023
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	536 Legacy Circle Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5J5

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Alley Access, Gravel Driveway, Off Street

### **Interior**

Interior Features	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)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 25th, 2025
Days on Market	47
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office          Jayman Realty Inc.

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