



DJ Golden
REAL ESTATE

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444 Legacy Woods Circle SE
Calgary, Alberta

MLS # A2269798



\$919,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,734 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Aggregate, Garage Door Opener, Garage Faces Front, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Pie Shaped Lot		

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

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

TRIPLE ATTACHED GARAGE Amazing Design! Unique in Features! Brand New Home! Over 2700+ SF of Stylish design welcomes you into this stunning FIVE BEDROOM and 3 FULL BATH home located in the beautiful community of Legacy. You're welcomed to a thoughtfully designed living space that maximizes every inch while offering an abundance of space for your whole family to enjoy! The Gorgeous OPEN FLOOR PLAN invites you in to discover a lovely kitchen that boasts beautiful QUARTZ counter tops, sleek stainless steel KitchenAid appliance package with an upgraded GAS Slide In, KitchenAid Counter Depth French Door w/ Internal Water/Ice, KitchenAid 30" Built in Wall Oven/Microwave Combo and a Broan power pack built-in cabinet hoodfan. A large walk-in expanded corner pantry and beautiful extended over sized flush centre Island that overlooks the generous great room and dining room-Ideal for all entertaining. A sizeable 5TH BEDROOM on the main floor, perfect for a large family or working from home as you have a full bath adjacent to the functional space with a private pocket door access. Upstairs, you will discover FOUR MORE BEDROOMS with the Primary Bedroom boasting a 5pc en suite with dual vanities, stand alone curbless tiled shower, over sized bath and large walk-in closet. A centralized BONUS ROOM offers an additional living space and another 5 piece full bath and 2nd floor laundry complete the level. ADDITIONAL FEATURES: Professionally designed Magnolia Charm Palette, 12 x 10 rear deck, iron spindle railing added to stairs, and sunshine basement ceiling height and 3-piece rough-in plumbing. This home will be sure to impress! Shopping & New High School close by! 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, Triple Pane Windows and Smart Home Technology Solutions! A brand new build with all of the difficult decisions decided along with a functional and intelligent floorplan for a large family. Perfect!!