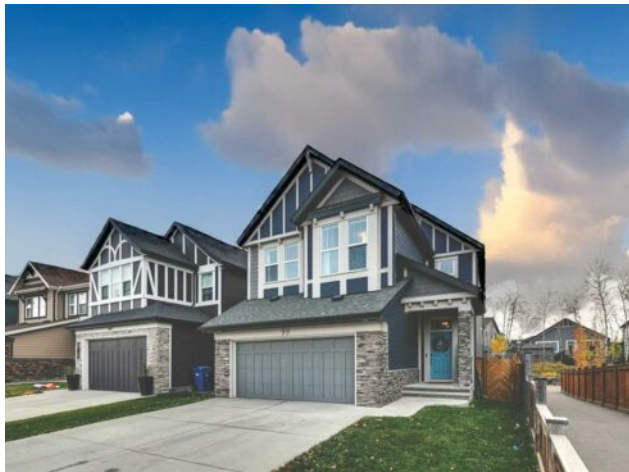




**99 Legacy Glen Terrace SE
Calgary, Alberta**

MLS # A2176416



\$989,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,460 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Wired for Sound		
Inclusions:	Water treatment home system Central AC Speaker system		

You'll love this stunning two-story home backing onto a lovely walking path in the desirable community of Legacy. With over 2,455 sq. ft. of beautifully developed living space, this residence is in show home condition, featuring stylish designer details throughout. The bright, open floor plan is perfect for entertaining, showcasing a spacious living room with a cozy gas fireplace and luxury vinyl plank flooring. The large contemporary kitchen is a chef's dream, equipped with sleek quartz countertops, stainless steel appliances, a gas oven, and soft-close cabinetry—everything you need to whip up culinary delights. Upstairs, the primary bedroom is a relaxing retreat, complete with a generous walk-in closet and a luxurious 5-piece ensuite that feels like a spa. Two additional spacious bedrooms and a second full 5-piece bath provide ample room for family and guests. Plus, a large bonus room offers versatility for any use! Perfect for any lifestyle needs! The partially finished basement features an enclosed bedroom with a large window and rough-in plumbing for a future bathroom, allowing you to create your ideal space without the hassle of starting from scratch. Step outside to your west-facing backyard, where summer BBQs on the composite deck await. The fully fenced yard is perfect for kids to play safely, with direct access to nearby greenspace pathways for biking and walking. This turn-key, eco-friendly Jayman built home has been lovingly maintained by its second owners, showcasing numerous upgrades like hardy board exteriors, a Hunter Douglas blinds package, hot water on demand, and energy-efficient solar panels. Located conveniently near a new elementary school, high schools, parks, shopping, and pathways, you'll find everything you need just minutes away. This home is a fantastic opportunity for any family looking to create lasting

memories in a vibrant community.