



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 LEGACY GLEN Terrace, Calgary T2X3Z1**

MLS®#: **A2176416**      Area: **Legacy**      Listing Date: **10/31/24**      List Price: **\$989,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$999, 01-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar: **4,391 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,459**  
 Low Sqft:  
 Ttl Sqft: **2,459**

DOM

**51**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Rain Gutters**

Construction: **Composite Siding,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Range,Freezer,Garage Control(s),Gas Cooktop,Gas Stove,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Bathroom Rough-in,Ceiling Fan(s),Chandelier,Double Vanity,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Dining Room	Main	10`0" x 15`0"
Foyer	Main	9`6" x 11`6"
Laundry	Upper	7`6" x 9`6"
Bedroom	Upper	9`6" x 14`0"

Room	Level	Dimensions
5pc Bathroom	Upper	0`0" x 0`0"
Kitchen	Main	18`6" x 9`0"
Living Room	Main	17`6" x 18`6"
Bonus Room	Upper	13`6" x 15`6"
Bedroom - Primary	Upper	14`0" x 15`0"
Bedroom	Upper	10`0" x 13`6"

**Bedroom**                      **Basement**                      **9`6" x 13`0"**                      Legal/Tax/Financial

Title:                                      Zoning:                                      **R-G**  
**Fee Simple**  
Legal Desc:                      **1612656**

Remarks

Pub Rmks:                      **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.**

Inclusions:                      **Water treatment home system Central AC Speaker system**  
Property Listed By:                      **Bode**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











