



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

21

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"









