



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

MLS # A2296076



\$850,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,468 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, No Neighbours Behind		

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

Features: Bathroom Rough-in, Bookcases, Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Drapes and Rods

If you've been waiting for a home that checks the boxes for both location and layout, this one stands out. Set along a quiet walking path and within easy walking distance to a brand new school, this Legacy property offers the kind of everyday convenience that's hard to beat. Inside, nearly 2,500 sq. ft. of well-planned space gives you room to spread out without sacrificing connection. The main floor is designed for real life—whether that's hosting, relaxing, or managing a busy household. The kitchen anchors the space with a large island, quartz surfaces, gas cooktop, built-in oven, and plenty of cabinetry, while the living area offers a comfortable place to unwind with a gas fireplace and views toward the pathway. Upstairs is where this home really delivers for families. A central bonus room creates a flexible hangout space, the laundry is exactly where you want it—upstairs—and the three bedrooms are well separated for privacy. The primary bedroom includes a walk-in closet and a spacious ensuite with dual sinks, a deep soaker tub, and a separate shower. Downstairs, the heavy lifting is already started. The basement is partially finished with framing and electrical completed by a professional electrician. There's a designated bedroom space with a large window and closet, a bathroom rough-in, and a substantial utility area that offers excellent storage and future flexibility. Out back, you'll appreciate the open feel with no immediate rear neighbours—just the pathway behind. It's an ideal setting for quiet mornings, kids at play, or evening walks right from your backyard. With added features like solar panels, central air, on-demand hot water, and a double attached garage, this home offers both comfort and efficiency. All of this in a community known for its pathways, parks, and growing

amenities—making it a smart move for today and the years ahead.