



DJ Golden
REAL ESTATE

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99 Legacy Glen Terrace SE
Calgary, Alberta

MLS # A2245482



\$924,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,458 sq.ft.	Age:	2018 (7 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		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Bookcases, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to 99 Legacy Glen Terrace SE – a beautifully upgraded two-storey home backing onto scenic pathways in the sought-after community of Legacy. With over 2,400 sq. ft. of meticulously maintained living space, this home offers modern comfort, eco-conscious living, and designer finishes throughout. Step inside to a bright, open-concept main floor, perfect for entertaining. The spacious living room features a cozy gas fireplace and durable luxury vinyl plank flooring. The chef-inspired kitchen is a showstopper, boasting quartz countertops, stainless steel appliances including a gas range, built-in oven, soft-close cabinetry, and a large central island – ideal for family meals or hosting friends. Upstairs, unwind in the luxurious primary suite, complete with a generous walk-in closet and a spa-like 5-piece ensuite featuring dual sinks, a soaker tub, and a walk-in shower. Two additional large bedrooms and a second 5-piece bathroom make this the perfect layout for growing families. A large bonus room provides the flexibility for a home office, playroom, or media space. The partially finished basement includes an enclosed fourth bedroom with a large window and rough-in plumbing for a future bathroom – ready for your personal touch. Enjoy summer evenings in your sunny south-facing backyard, complete with a composite deck for BBQs and entertaining. The yard is fully fenced with direct access to the walking/biking trails just beyond the gate – the perfect blend of outdoor fun and privacy. Built by Jayman with energy efficiency in mind, this home features solar panels, hot water on demand, Hardie board siding, and a Hunter Douglas blinds package. Pride of ownership shines through – this home is truly move-in ready. Located steps from Legacy’s newest K-9 elementary school, planned to open in 2026. As well as close to

parks, playgrounds, shopping, and amenities – this is an ideal place to call home. Book your viewing today!