



GRASSROOTS
REALTY GROUP

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31 Lynx Meadows Court NW
Calgary, Alberta

MLS # A2229513



\$1,689,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,016 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Triple Garage Attached		
Lot Size:	0.63 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 238
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome home to this rare opportunity! This beautifully renovated two-story residence is situated in the desirable Lynx Meadows Estates neighborhood and backs onto a golf course | Enjoy the peace and quiet of a cul-de-sac location on one of the largest lots on the street | Custom finishes throughout | This spacious home offers over 4500 square feet of living space | LIGHT & BRIGHT | 5 Beds & 3.5 Baths | TRIPLE CAR GARAGE | Stepping into this lovely home, you'll immediately notice the bright and open main level. The sleek entrance features modern 24x24 ceramic tile that extends throughout the main floor. Just off the entrance, you'll find the formal living room to your left and a formal dining room to your right. The contemporary kitchen is well-equipped with stainless steel appliances, custom cabinetry, and quartz countertops with plenty of space, making it ideal for entertaining or family meals. The main level flows seamlessly through the living areas, providing easy access to the west-facing backyard patio. Upstairs, you'll discover three comfortable bedrooms, including a spacious primary suite with a private five-piece ensuite bathroom, a large walk-in closet, and its own balcony. The upper level also includes a fully updated three-piece bathroom serving the other two bedrooms. Additionally, there's a large south-facing balcony where you can enjoy sunny days. The basement features two additional guest bedrooms and a 4-piece bathroom, along with a spacious recreation room perfect for large gatherings. This property boasts numerous upgrades, including a fresh coat of paint both inside and out. You'll also appreciate the convenience of a heated garage and an irrigation system to maintain the expansive lot. Located in a sought-after, family-friendly neighborhood close to parks, playgrounds, and schools, this home offers a blend of modern style and lasting

practicality. Don't miss this opportunity to own a beautifully finished, move-in-ready property!