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31 Lynx Meadows Court NW Calgary, Alberta

MLS # A2229513



\$1,689,000

NONE Division: Residential/House Type: Style: 2 Storey Size: 3,016 sq.ft. Age: 2003 (22 yrs old) **Beds:** 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: Water: Forced Air Sewer: Floors: Carpet, Ceramic Tile Roof: Condo Fee: \$ 238 Asphalt **Basement:** LLD: Finished, Full Exterior: Stone, Stucco, Wood Frame Zoning: DC (pre 1P2007) Foundation: **Utilities: Poured Concrete**

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

OPEN HOUSE SUN Oct 5th. 1 to 4PM. 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

