



**GRASSROOTS**  
REALTY GROUP

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**1860 Lysander Crescent SE  
Calgary, Alberta**

**MLS # A2250755**



**\$524,900**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	On Street, Parking Pad, Paved, Side By Side		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Street Frontage		

**Heating:** Central, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Storage, Vinyl Windows

**Inclusions:** N/A

**BEAUTIFULLY MAINTAINED BUNGALOW | ACROSS FROM PARK | FULLY FINISHED | QUIET CUL-DE-SAC | ORIGINAL OWNERSHIP** Welcome to Lysander Crescent in Lynnwood Ridge, where pride of ownership is evident at every turn. This original-owner bungalow has been lovingly maintained and offers over 2,446 sq. ft. of developed living space with 3+1 bedrooms, 3 bathrooms, and an oversized paved front parking pad—all tucked away on a tranquil, family-friendly street directly across from a park. The main level features a bright, timeless layout with oversized newer windows that fill the home with natural light. You'll love the warmth of the gleaming hardwood floors, the charm of the semi-formal dining room, and the inviting living room with a beautiful brick wood-burning fireplace and raised black slate hearth. The spacious kitchen is designed for family living and entertaining, complete with solid wood cabinetry, newer stainless steel appliances, a classic window over the sink, and easy access to the side entry. This level includes three comfortable bedrooms, including a spacious primary suite with its own private 2-piece ensuite and closet. A remodeled 3-piece bathroom with updated shower and ample closet space add to the functionality of this floor. Downstairs, the fully finished lower level offers exceptional versatility. The highlight is the massive 28' x 18' recreation room, ideal for family gatherings, games, or a home theatre, complete with a built-in dry bar. You'll also find a den/bedroom, full bathroom, a dedicated laundry/utility area, and a substantial storage room for seasonal items or future customization. Step outside to your private backyard oasis featuring a 15' x 15' concrete patio and extra off-street parking—perfect for BBQs, relaxing, or weekend projects. The east-facing covered front porch makes an ideal

spot for morning coffee while enjoying views of the park across the street. This home truly is the complete package&mdash;nestled in a quiet cul-de-sac, close to parks, schools, shopping, transit, and just minutes to downtown. Whether you&rsquo;re upsizing, downsizing, or investing, this rare bungalow checks all the boxes. Don&rsquo;t miss your chance&mdash;call your friendly REALTOR&reg; today to schedule a private tour of this exceptional home!