



**GRASSROOTS**  
REALTY GROUP

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**124 Lynnbrook Road SE**  
**Calgary, Alberta**

**MLS # A2260709**



**\$525,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	975 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Off Street, Parking Pad, Paved, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Lawn, Level, Many		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, French Door, No Smoking Home, Pantry, Quartz Counters, Stone Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

Life is beautiful, at 124 Lynnbrook Road SE - FIRST TIME on MLS, ONE block in, from the Bow River Pathways, 2 to Beaver Dam Flats! This prime section of Lynnwood in Ogden, is prioritised and watched by people who love natural, peaceful surroundings, and love coming home to a central established neighbourhood. Situated on a 4800 square foot West-and-East exposed fenced Lot with sitting patio out front and a large deck in the back, this beautifully upgraded, move-in ready Bi-Level will charm, and give a year-round personal retreat to the next lucky owner. The main floor begins with a vaulted Foyer, with half rise of stairs up and down. The open front Living Room is enhanced by wide-board hardwood in wonderful condition, has a truly massive window and includes a walk-in closet for all the walking gear year-round. The flooring continues to the beautifully renovated "eat-in" style Kitchen - plenty of quartz-finished counter space, full-height contemporary white shaker cabinets (including corners), over a dozen drawers, and completed with a built-in Pantry/Mud Room with thoughtful organisers, exiting to the mature-treed, private yard and garden. There is space for an eating island or chopping block, side hutch/china cabinet, and the ample Dining Room. Down the hall is the updated full Bathroom, broom and linen storage, plus, two king-capacity Bedrooms, one with dual closets, and the other, full built-in shelving plus a double-wide closet of its own. Both can fit additional furniture pieces (or fitness equipment as shown). Downstairs, enjoy large above-grade windows (even one in the furnace area - look for it!) and all windows have been updated within the past 5 years, as well as the Furnace and Hot Water Tank. The lower level is perfect, having a huge third Bedroom/Guest space, a home Office/Hobby Room, Family room with wood burning fireplace, 2-piece

bathroom, and a ton more space to develop fully, including Laundry and Freezer appliances, complete workshop/wood-working section, and more Pantry/storage cabinetry. This unique home has been feature-painted, and gives creative people an immediately homey feel. Ogden offers a ton of activities for all ages, including a 50+ centre, Artisan Collective, numerous Parks and Arenas, 13 schools including alternative and from K to 12, plus, being by all access routes easily. Don't miss out!