



GRASSROOTS
REALTY GROUP

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31 Lynx Lane
Rural Rocky View County, Alberta

MLS # A2270567



\$998,800

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Springbank Links | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,056 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Garage Door Opener, Insulated, Triple Garage Attached | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Fruit T | | |

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|--------------------|--|-------------------|--|
| Heating: | Mid Efficiency, Natural Gas | Water: | Co-operative |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate | Sewer: | Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 100 |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Silent Floor Joists, Stucco, Wood Frame | Zoning: | RM-1 |
| Foundation: | Poured Concrete | Utilities: | Natural Gas Paid, Electricity Paid For |

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Wired for Sound

Inclusions: All furniture in homes is included.

OPEN HOUSE SAT NOV 29, 1:30-3:00PM. The purchase of this contemporary home will offer you the benefits of country living, with only a 25-minute drive to downtown Calgary. The layout and location of this home give you panoramic views of Springbank Links Golf Course, Bow River Valley, and Calgary's skyline from all three levels of the residence. You enter this home through a roomy foyer, which leads into an open-concept main floor. The dining room is surrounded by windows and feeds into a modern kitchen, featuring a four-person eating bar. The kitchen overlooks the spacious living room with a gas fireplace encircled by a slate-colored metal facing. Both areas enjoy the spectacular views from the bank of windows, which leads onto the 27-foot expansive deck sharing the views through the glass-paneled railing. The upper floor has double doors leading into an immense primary bedroom with a large view window and a spa-like ensuite with two independent vanities, a generous shower, and room for a future tub of your choosing. There is also a large, functional walk-in closet with custom build-ins. The remaining two bedrooms have ample room, giving you options for their layout, and include walk-in closets. The basement has a spacious bedroom with its own ensuite (perfect for visiting guests). The balance of the basement is set up with a recreational/games room and has access to a large concrete patio. This home includes an attached, oversized triple garage for those looking to work on their cars or set up a workshop. The surrounding community includes a short walk to the Springbank Links clubhouse, open year-round with a variety of food, craft beer, and community events. It is located near exceptional schools with a variety of sporting activities. This home and community will give your family the quality of life they deserve.

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