



GRASSROOTS
REALTY GROUP

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256 Lysander Place SE
Calgary, Alberta

MLS # A2281255



\$650,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,130 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions:	NA
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A Rare find - 5 full bedrooms all generously sized, along with 2 bathrooms, an office space and over 2100 square feet of living space in this hidden gem of a community. Situated on a quiet street, this beautiful corner lot bilevel home has been carefully upgraded making it turn key for its next owner. Walking in you'll notice the real hardwood floors and the spacious granite kitchen island. The beautiful large windows allow natural light to beam in and the living/dining spaces are functionally laid out in an open concept fashion. Down the hall you will find 3 of the bedrooms and a lovely 4 piece bathroom. Downstairs you have 2 large recreation spaces, an office, and 2 additional full bedrooms - the lower level does not feel like a "basement" as it has large windows everywhere making it just as bright as the upper level. The hard work in this home has been done: Insulation, furnace, hot water tank, windows, electrical panel, roof and more - the exterior deck off the kitchen was recently redone as well as the fence around the property. This home truly offers a warm cozy feeling and is located in right around the corner from Lynnwood ridge where you get panoramic city views. It has a nice quiet feel being in a cul-de-sac, has a playground right up the street, and is just moments away from access to Glenmore and Deerfoot making it easy to commute anywhere!