



**GRASSROOTS**  
REALTY GROUP

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108 Lynnbrook Bay SE  
Calgary, Alberta

MLS # A2282297



**\$575,000**

Division:	Ogden		
Type:	Residential/House		
Style:	Bi-Level		
Size:	974 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows		

**Inclusions:** Sellers are willing to sell the dining room table with the home.

Welcome to life by the ridge in the upper part of Lynnwood, set on a quiet cul-de-sac in a family-friendly neighborhood. Situated on a huge pie-shaped lot, this home offers over 1,900 sq. ft. of living space and is just steps from city views and the beautiful river ridge. Over the years, the home has seen extensive and thoughtful upgrades including a complete professional kitchen renovation in 2015 which included removing the wall between the living room and kitchen, creating an open and functional layout. The fully updated kitchen features soft-close cabinetry throughout, touch-activated garbage and recycling drawers, and a custom built-in bench with storage drawers. The living room features large bright windows and a beautiful gas fireplace. The upstairs bathroom was fully renovated in 2020 and includes heated floors, walnut cabinetry, Italian tile, and a Duravit toilet with heated seat, built-in bidet function, heated water line, and heated fan, all controlled by remote and app. Completing the main floor you have both the spacious primary bedroom and one additional bedroom. The basement was renovated in 2023 and features three more additional bedrooms, another full bathroom and a generous utility, laundry, and storage area. Outside, the yard includes garden space and sheds with plenty of potential for a double garage. Ample parking available in the large driveway and cul-de-sac location. Most windows were replaced in 2016, with the exception of those in the office and utility room. A new, larger-than-average high-efficiency water heater was also installed at that time. The attic was completely spray foamed and sealed in 2024 for improved efficiency. Kids can walk to school, the community swimming pool, parks, and nearby shops, with public transit close by and quick access to major roads and downtown.

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