



**203 Lynnaver Place SE  
Calgary, Alberta**

**MLS # A2303329**



**\$699,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, On Street, Parking Pad, Paved		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Lawn, Private, St		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Built-in dishwasher, range hood fan, stove, fridge, washer, dryer, Central Air Conditioner, vacuum system sold as is, microwave, doorbell camera, sheds and front underground sprinkler sold as is condition.

This home feels like moving into a brand-new residence, beautifully renovated from top to bottom and perfectly situated on a quiet corner lot in the sought-after community of Lynnwood. This bright bungalow is filled with natural light from large, newer windows and offers a warm, inviting atmosphere from the moment you step inside. The main level features a spacious living room that flows seamlessly into the dining area, anchored by a striking electric fireplace set into a full-height tiled feature wall that creates a stunning focal point. The fully renovated kitchen is both stylish and functional, showcasing new cabinetry, quartz countertops, updated flooring and backsplash while offering a lovely view of the private backyard. Three generously sized bedrooms complete the main floor, including a private primary retreat with a walk-in closet and a fully renovated 3-piece ensuite. A beautifully updated main bathroom adds even more comfort and convenience. The fully developed lower level offers exceptional versatility and space for entertaining. Enjoy a large recreation room with a wet bar and dedicated space for a games or dining table, perfect for hosting family and friends. The basement also includes two additional bedrooms, a renovated bathroom with double sinks, a full laundry room, workshop space, excellent storage, and a private sauna for a relaxing, spa-like experience at home. With added insulation, egress windows, and updated lighting, this level is both comfortable and functional. Recent upgrades and improvements include a new electrical panel, backflow valve, modernized lighting, new flooring throughout, fresh paint, updated doors and hardware and an in-ground irrigation system, providing true peace of mind and move-in-ready living. Step outside to enjoy the southeast-facing, fully fenced backyard complete with a concrete patio, mature

landscaping, two storage sheds, and plenty of space for gardening, play, or relaxing. The property also features a huge parking pad with room to build a future garage. Located on a quiet cul-de-sac with a park just down the street and steps from scenic walking paths and the river, this home is ideal for nature lovers and active lifestyles. Close to schools, shopping, and recreational amenities, it offers the perfect blend of style, comfort, and location. A rare opportunity to own a turnkey, extensively renovated bungalow in one of Calgary's most established communities — this is one you don't want to miss!