



**79 Lynx Meadows Drive NW
Calgary, Alberta**

MLS # A2145481



\$1,699,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,001 sq.ft.	Age:	2005 (19 yrs old)
Beds:	8	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.59 Acre		
Lot Feat:	Cul-De-Sac, No Neighbours Behind, Landscaped, Underground Sprinklers, O		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 225
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island, No Smoking Home, Steam Room, Wired for Sound		

Inclusions: Projector, Bench Seat Cushions

Experience unparalleled luxury in a custom home backing onto a golf course, nestled on nearly 0.6 acres of meticulously landscaped grounds in the prestigious Lynx Ridge community. Recently updated, this exquisitely crafted home boasts high-end finishes throughout. This stunning property offers over 4000 square feet of living space, 8 bedrooms including one on the main floor, 4 full bathrooms with in-floor heat and a separate prayer/flex room, perfect for the growing family. As you step inside you will be greeted with soaring ceilings, Brazilian cherry hardwood floors, and a grand staircase with a curved Juliet balcony. The two-way gas fireplace elegantly separates the gourmet kitchen from the living room, creating a warm and inviting ambiance. The newly renovated chef's kitchen is a true masterpiece, complete with granite countertops, a butler's pantry, built-in spice drawers, pan storage, and Wolf & Subzero appliance package. Enjoy formal dinners with family and friends in the private dining room or casual meals in the sun-filled breakfast nook overlooking the golf course. The main floor also features a private deck off the kitchen that encourages indoor-outdoor living with breathtaking views of the 16th hole, a large mudroom with a walk-in closet, built-in lockers with storage conveniently located off the attached triple-car garage. The luxury continues upstairs in the primary suite, featuring custom built-ins, a large walk-in closet with built-in shelves and a spa-like ensuite with a stand-alone soaker tub surrounded by natural light, a large steam shower with rain head and dream-worthy views. The upper floor boasts a laundry room with a window and upper cabinets, a 4-piece bath with double sinks and custom cabinetry, and 3 additional well-sized bedrooms, each with a custom-built window bench with storage. The lower level is an

entertainer's dream with 9’ ceilings, built-in speakers, in-floor heat throughout, a fully serviced bar with a bar fridge, a wine storage room, a custom-built theatre wall for watching the game, a large home office or bedroom, two additional bedrooms (one ideal for a gym with an exterior door to the backyard) and another 3-piece bathroom and there is ample seasonal storage. Outside, the large pie-shaped lot features a beautifully landscaped oasis with mature trees, shrubs, and flowers lining the driveway. The home backs onto Lynx Ridge Golf Course and includes a large covered concrete patio, ready for entertaining with a rough-in for a hot tub. This estate epitomizes true luxury and has been meticulously maintained, offering a serene retreat within the city. Schedule a private showing today!