



**GRASSROOTS**  
REALTY GROUP

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**111 Lynx Ridge Road NW**  
**Calgary, Alberta**

**MLS # A2179911**



**\$2,499,000**

<b>Division:</b>	Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	4,073 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Additional Parking, Garage Door Opener, Heated Garage, Triple Garage Attac		
<b>Lot Size:</b>	0.44 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Landscaped, No Neighbours Behind, On Golf Course, Re		

**Heating:** ENERGY STAR Qualified Equipment, Forced Air

**Water:** Co-operative

**Floors:** Carpet, Ceramic Tile, Concrete, Wood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 225

**Basement:** Finished, Full, Walk-Out To Grade

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** DC Pre IP 2007)

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, See Remarks, Smart Home, Sump Pump(s), Tankless Hot Water, Wet Bar, Wired for Sound

**Inclusions:** N/A

" LET YOUR DREAMS COME TRUE " ONCE IN A LIFE TIME OPPORTUNITY in this 4073 SQ FT Custom build triple heated garage bungalow with a loft wing complete with elevator access. This gorgeous property sits on half an acre with powered enclosed gazebo Backing on to the Lynx Ridge Golf course. Front entrance boasts of a water fountain nestled with rocks on the out side. As you enter the property you are welcomed by a twelve foot entrance door open 20 ft open ceilings with office and a flex/yoga room on your left and formal living and dining room on your right with painted ceilings. There is a custom made curved staircase leading you to the lower level if you chose to use it or you can access the lower level by stairs or the elevator located near the garage access.. Master bedroom is situated on the the back side with a walk in closet and large bath room with steam room features. Large family room with high beam construction. Very large custom kitchen with subzero fridge and wolf six burner stove., two owens, two dishwashers warming drawer. Large granite center island. The kitchen nook is situated next to the family room over looking the open kitchen with a large center island. Family room comes with a amazing Elan media system that is throughout the house. Kitchen nook gives you access to the large patio over looking the 4th fairway.. Patio is wired for remote sound. Large pantry with second frige leading you to the fully heated floors garage access and the elevator. The upper level has two more good size bedrooms and full bath room its like a private guest suite. You can go the fully developed lower level with heated polished concrete floors 100k bar in the walkout basement to a stone tile patio. There are three more bedrooms in the lower level with additional area for a pool table and wine cellar. There is provision for a gym room located

towards the back of the lower level. State of the art brand new tank less heating system installed in November 2024 a. The Back yard was professionally developed \$200K with boulder rocks raised beds and nice large lighted trees on timers. Total of under 6900 SF developed area. Your private oasis in the City!!