

3 Lynx Meadows Drive NW
Calgary, Alberta

MLS # A2288946



\$1,499,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,369 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.54 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, On Golf Course		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 238
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this Rare opportunity to get into Lynx Meadows Estates as properties like this rarely come onto the market! This beautiful family friendly home Backs onto the Lynx Ridge Golf course and is tucked away on a quiet street in this sought-after community. With over 5000 sq feet of developed space, and with the first time on the market, this property is a must see. The main level features an open to above entry, an office which is perfect for working from home or it can double as a main floor bedroom as there is a full bathroom with a shower located near by. There is a formal living room dining room which ideal for hosting family gatherings. There is also kitchen with a walk-through pantry and a family room and large nook that looks onto the deck that backs onto the golf course. The west facing backyard brings in an abundance of natural light and is private with no neighbours behind. Upstairs, you will find four generously sized bedrooms including a Large Primary Bedroom with a 5-piece Ensuite which has a stand-alone shower, double vanity and jetted soaker tub and walk-in closet plus an amazing private balcony to view your amazing lot and beautiful golf course. Two of the three other bedroom conveniently open to the two other bathrooms and all bedrooms are generous in size. The Walk-out Basement has a huge rec room, another bedroom and bathroom. This quiet NW golf community is minutes to crowfoot centre, 25 minutes to downtown, quick access to the trans Canada and Stoney trail and minimal light pollution to enjoy the stars. With original owners and the first time on the market, don't miss your opportunity for this beautiful home at a fantastic price point! Call to book your private showing today.