

116 Lynx Ridge Road NW
Calgary, Alberta

MLS # A2330784



\$2,399,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,583 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.56 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, On Golf Course		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 245
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	3 Dishwashers, 2 TV Brackets, Beverage fridge, Built in speakers, 3 garage openers, Vacuum system and attachments, Office desk, Gate remote, 5 security cameras		

Tucked away on a quiet cul-de-sac in the prestigious community of Lynx Ridge Estates, this exceptional custom-built estate home offers an extraordinary blend of timeless elegance, thoughtful design, and modern luxury backing on to one of Calgary's finest golf courses. From the moment you arrive at the gated front entry and fully fenced yard, you will notice the home's impressive curb appeal, enhanced by Gemstone architectural exterior lighting and meticulous landscaping with a full irrigation system which sets the stage for what awaits inside. The main level showcases rich hardwood flooring throughout and is designed for both everyday living and grand entertaining. At the heart of the home is a spectacular chef's kitchen, extensively updated with a stunning marble island and matching marble backsplash, quartz countertops, walk-in pantry, and a convenient walk-through butler's pantry complete with a wine fridge and custom built-in china cabinets. Premium appliances include a Sub-Zero refrigerator, Thermador 6-burner gas cooktop, two dishwashers, and two built-in wall ovens with a warming drawer, making this kitchen as functional as it is beautiful. The elegant dining room features custom built-in china cabinetry, while the bright breakfast nook offers additional built-ins and overlooks the beautifully landscaped backyard. The inviting great room is anchored by a striking stone-faced gas fireplace, flanked by custom built-in bookshelves. A private main floor den showcases exceptional custom millwork, providing the perfect home office or study. A stylish powder room and practical back entry with custom storage lockers complete the main level. Upstairs, you'll find four spacious bedrooms, a stunning vaulted bonus room, and a convenient laundry room with a sink. The upper level is completed by a beautifully appointed 5-piece main bath and an

additional 3-piece bathroom. The luxurious primary retreat is a private sanctuary featuring a spacious walk-in closet and a spa-inspired 5-piece ensuite with a relaxing soaker tub. The fully finished walkout lower level is designed for entertaining and recreation, offering a spacious family room with another stone-faced gas fireplace, custom built-ins, and a full wet bar. Wine enthusiasts will appreciate the dedicated wine cellar with a chiller, while fitness lovers will enjoy the large gym with durable rubber flooring and French doors. A spacious guest bedroom and 3-piece bathroom complete this level. Comfort and efficiency are second to none. The home features two new furnaces, two air conditioning units, a central vacuum system, a water softener, and a boiler system that provides in-floor heating throughout the basement and oversized heated four-car garage. Whether hosting unforgettable gatherings, enjoying family life, or simply relaxing in one of Calgary's most sought-after communities. This remarkable Lynx Ridge estate offers an unmatched combination of luxury, craftsmanship, and everyday comfort in an exceptional location.