

\$1,299,900 - 99 Lynx Meadows Drive Nw, Calgary

MLS® #A2148663

\$1,299,900

3 Bedroom, 3.00 Bathroom, 1,854 sqft

Residential on 0.50 Acres

NONE, Calgary, Alberta

Captivating Country Living in the City!
Discover the perfect blend of serenity and convenience with this prestigious home nestled on a spacious half-acre lot backing onto the scenic Lynx Ridge Golf Course. Located just 25 minutes from downtown, this custom-built executive bungalow offers over 3200 square feet of comfortable living space across two levels. Ideal for hosting gatherings, the open-concept design boasts large, airy, sunny rooms and a gourmet kitchen adorned with a double-sided fireplace shared with the living room. Imagine entertaining guests amidst the warmth and charm of this exceptional layout. The primary bedroom on the main floor is a sanctuary of comfort and elegance, featuring oversized windows that overlook the lush back gardens. It includes a generously sized walk-in closet with built-in organizers, an ensuite bathroom for added convenience, and direct access to the back deck—perfect for enjoying tranquil mornings with a cup of coffee. For professionals or those who work from home, a spacious office near the front entrance offers versatility and can easily convert into a fourth bedroom if desired. Outside, the professionally landscaped grounds showcase dozens of trees, shrubs, and perennial gardens, creating a private oasis. Your outdoor living experience is further enhanced by a charming stone patio and a substantial north-facing deck, ideal for alfresco dining or simply soaking in the surrounding beauty. Car enthusiasts will appreciate the



oversized 23x38 triple garage, a dream workspace for projects and storage needs. The lower level of the home offers additional living space with two extra bedrooms, a sprawling rec/games room featuring a wet bar, and a fully outfitted media/movie room for cinematic entertainment. In-floor heating with four zones ensures year-round comfort, while expansive windows flood the lower level with natural light, creating a welcoming atmosphere throughout. Don't miss the opportunity to make this exceptional property your own—schedule a viewing today to experience the unparalleled lifestyle awaiting you at this unique country retreat in the heart of the city!

Built in 2005

Essential Information

MLS® #	A2148663
Price	\$1,299,900
Sold Price	\$1,275,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,854
Acres	0.50
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	99 Lynx Meadows Drive Nw
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3L 2C9

Amenities

Amenities Golf Course

Parking Spaces 5

Parking Triple Garage Attached

Interior

Interior Features No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows

Appliances Bar Fridge, Convection Oven, Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Double Sided, Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Dog Run, Fire Pit, Private Yard

Lot Description Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Many Trees, On Golf Course, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 17th, 2024

Date Sold August 3rd, 2024

Days on Market 18

Zoning DC (pre 1P2007)

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.