



THE
A-TEAM

**RE/MAX
FIRST**

79 LYNX MEADOWS Drive, Calgary T3L 2L9

MLS®#: **A2145481**

Area: **NONE**

Listing Date: **06/28/24**

List Price: **\$1,699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Finished Floor Area

Abv Sqft: **3,001**

Low Sqft:

Ttl Sqft: **3,001**

Lot Information

Lot Sz Ar: **25,682 sqft**

Lot Shape:

DOM

4

Layout

Beds: **8 (5 3)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Cul-De-Sac, No Neighbours Behind, Landscaped, Underground Sprinklers, On Golf Course, Pie Shaped Lot Triple Garage Attached

Utilities and Features

Roof: **Asphalt**

Heating: **Boiler, In Floor, Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Wood Frame

Flooring:

Carpet, Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Water Softener, Window Coverings

Int Feat:

Bar, Granite Counters, Kitchen Island, No Smoking Home, Steam Room, Wired for Sound

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	16`0" x 15`0"	Pantry	Main	5`8" x 4`11"
Breakfast Nook	Main	13`0" x 7`0"	Living Room	Main	18`11" x 15`11"
Dining Room	Main	15`4" x 11`0"	3pc Bathroom	Main	10`0" x 5`0"
Bedroom	Main	11`5" x 10`8"	Foyer	Main	12`3" x 8`2"
Den	Main	8`11" x 7`11"	Mud Room	Main	11`2" x 5`8"
Bedroom - Primary	Upper	15`8" x 14`5"	5pc Ensuite bath	Upper	13`0" x 13`0"
Bedroom	Upper	16`3" x 9`11"	Bedroom	Upper	11`0" x 11`0"
Bedroom	Upper	11`0" x 11`0"	4pc Bathroom	Upper	12`5" x 5`0"
Laundry	Upper	6`11" x 5`3"	Family Room	Lower	19`2" x 16`9"

Cold Room/Cellar
Bedroom
3pc Bathroom
Storage

Lower
Lower
Lower
Lower

9`0" x 9`0"
16`3" x 10`11"
8`11" x 4`11"
18`0" x 11`0"

Cold Room/Cellar
Bedroom
Bedroom

Lower
Lower
Lower

5`0" x 4`0"
12`4" x 10`0"
12`4" x 10`8"

Legal/Tax/Financial

Condo Fee:
\$225

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1110886**

Remarks

Pub Rmks: **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!**

Inclusions:
Property Listed By: **Projector, Bench Seat Cushions**
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











