



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**303 LYNNVIEW Road, Calgary T2C 3A6**

MLS®#: **A2170156**

Area: **Ogden**

Listing Date: **10/04/24**

List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1982**

Lot Information

Lot Sz Ar: **5,080 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,408**

Low Sqft:

Ttl Sqft: **2,408**

DOM

**14**

Layout

Beds: **3 (3 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Front Yard,Lawn,Low Maintenance Landscape,Level,Street Lighting,Secluded,Views**

Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Brick,Wood Frame,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`5" x 16`11"	Family Room	Main	18`1" x 11`1"
Kitchen	Main	12`10" x 11`2"	Dining Room	Main	11`9" x 10`0"
Breakfast Nook	Main	8`6" x 7`3"	Foyer	Main	7`11" x 5`6"
Other	Main	5`9" x 3`6"	Laundry	Main	9`9" x 6`7"
2pc Bathroom	Main	6`11" x 2`6"	Bedroom - Primary	Upper	11`3" x 10`9"
Other	Upper	14`3" x 11`3"	Walk-In Closet	Upper	5`8" x 5`0"
5pc Ensuite bath	Upper	14`7" x 11`3"	Balcony	Upper	15`4" x 3`9"

Bedroom  
Den  
4pc Bathroom  
Storage  
Furnace/Utility Room

Upper  
Upper  
Upper  
Basement  
Basement

9`6" x 9`2"  
10`0" x 9`1"  
9`3" x 4`11"  
18`11" x 17`6"  
10`7" x 7`2"

Bedroom  
Loft  
Game Room  
3pc Bathroom

Upper  
Upper  
Basement  
Basement

11`4" x 9`4"  
9`6" x 7`11"  
37`11" x 15`3"  
6`11" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **8011474**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Rare opportunity for this 3 bedroom, air conditioned gem on Lynnview Ridge in the community of Lynnwood. Located on a quiet street backing onto an expansive park with access to the scenic Bow River pathway. Enjoy breathtaking views of the Bow River and the city right from your backyard. This home offers over 3600 sqft of living space over all levels with endless potential. Upon entry, you are met with a large living room with vaulted ceilings and an abundance of light. The living room opens to a formal dining area, great for hosting friends and family. Hardwood floors lead you to a large kitchen that comes well equipped with stainless steel appliances, a breakfast eating bar, and a wet bar. Sliding doors off of the dining area lead to a large south facing deck, overlooking the city views and bow river pathway. The family room just off of the kitchen and dining area is adorned with a brick facing gas fireplace, built in storage, and sliding doors out to the large deck, making for the perfect place to entertain or relax after a long day. A laundry room with built ins and a 2 piece main bathroom complete the main floor. Upstairs, a den just off of the loft space is perfect for a home office or hobby room. Two good sized bedrooms and a 4 piece main bathroom adorn the second floor. The expansive primary bedroom is your own retreat, complete with a sitting area, multiple closet spaces, a south facing balcony, and a 5 piece ensuite. The spa like ensuite is well equipped with a large soaker tub, shower, and dual vanities. The developed basement boasts endless space for potential, with a large recreation room, a 3 piece bathroom, and a storage room. The double attached garage makes for even more storage space and convenience. This home is truly a rare find with its unique style and location. Must see to appreciate value!**

Inclusions:  
Property Listed By: **Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, All Window Coverings, Garage Door opener with control(s) Greater Property Group**

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













