



THE
A-TEAM

**RE/MAX
FIRST**

203 LYNNOVER Place, Calgary T2C 1L5

MLS® #: **A2172495**

Area: **Ogden**

Listing Date: **10/11/24**

List Price: **\$549,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**

Lot Information

Lot Sz Ar: **5,155 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,186**
Low Sqft:
Ttl Sqft: **1,186**

DOM

40
Layout
Beds: **4 (3 1)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,Low Maintenance Landscape,Landscaped,Street Lighting,Underground Sprinklers,Treed,Zero Lot Line**

Park Feat:

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer

Int Feat:

Closet Organizers,No Smoking Home,Sauna,Storage,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	5`8" x 4`6"	4pc Bathroom	Main	8`4" x 5`0"
Bedroom	Main	8`4" x 13`10"	Bedroom	Main	10`3" x 10`4"
Dining Room	Main	8`0" x 9`6"	Foyer	Main	11`4" x 4`0"
Kitchen	Main	15`0" x 11`9"	Living Room	Main	12`0" x 18`3"
Bedroom - Primary	Main	12`0" x 11`5"	Other	Basement	3`9" x 8`10"

Bedroom
Game Room
Storage
Storage

Basement
Basement
Basement
Basement

12`11" x 9`0"
12`10" x 38`2"
3`8" x 5`9"
5`11" x 4`6"

Laundry
Storage
Furnace/Utility Room

Basement
Basement
Basement

5`11" x 11`3"
13`2" x 9`9"
7`1" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

731388

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this delightful bungalow nestled on the corner of a quiet street in the desirable community of Lynnwood. This home boasts an abundance of natural light, thanks to its large new windows throughout that enhance the inviting atmosphere. As you enter, you are greeted by a spacious living room that seamlessly connects to a dining area, perfect for entertaining family and friends. The well-appointed kitchen features ample counter and cupboard space, providing both functionality and charm, while offering a lovely view of your private backyard. This bungalow offers three generously sized bedrooms on the main level, including a primary complete with a convenient 2-piece ensuite. An additional 4-piece bathroom on this level ensures comfort and accessibility for all. Venture downstairs and feel like you have entered another era where you will discover an expansive recreation room, ideal for relaxation and play. Check out the built-in train table that both the young and old will appreciate. There is even a wet bar and sauna down here. A fourth bedroom and the rustic bathroom extend the functionality and possibilities of this fabulous family home. There is full laundry laundry and even a workshop down here. The lower level works as is or is ready for you to transform it into your dream area. You will be kept comfortable in those hot summer months with central air conditioning and please note also the home has a newer roof. Step outside to your fully fenced backyard, a beautiful retreat featuring a patio and plenty of space for outdoor activities, gardening, or simply enjoying the fresh air. The in-ground irrigation will keep your garden looking spectacular. Hobbyists will love the workshop this yard features and if that's not your thing, this is a great space to store all your gardening and outdoorsy things! A parking pad provides ample space for you and your guests. You are just steps away from the ridge pathway and a playground is at the end of the cul-de-sac. Located in a vibrant community, this home is surrounded by a wealth of amenities, including schools, shopping, and recreational facilities, making it an ideal choice for families and individuals alike. Don't miss the opportunity to make this charming bungalow your new home!**

Inclusions:
Property Listed By:

Shed/Workshop, In ground Irrigation
CIR Realty

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









