



THE
A-TEAM

**RE/MAX
FIRST**

11 LYNX Lane, Rural Rocky View County T3Z 1B8

MLS® #: **A2190901** Area: **Springbank Links** Listing Date: **01/29/25** List Price: **\$1,089,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Rocky View County**
 City/Town: **Rocky View County**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **11,325 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,585**
 Low Sqft:
 Ttl Sqft: **1,585**

DOM

3
Layout
 Beds: **5 (1 4)**
 Baths: **3.0 (3 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Cul-De-Sac,Front Yard,Garden,Low Maintenance Landscape,Rectangular Lot,Rolling Slope,Views**
 Park Feat: **Driveway,Front Drive,Garage Door Opener,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Balcony,Garden**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source: **Co-operative**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	43`9" x 31`5"	Living Room	Main	70`3" x 53`7"
Kitchen	Main	55`6" x 42`8"	Dining Room	Main	44`7" x 42`5"
Dining Room	Main	36`11" x 32`7"	Bedroom - Primary	Main	45`11" x 45`8"
4pc Ensuite bath	Main	32`3" x 32`3"	Office	Main	41`3" x 35`10"
3pc Bathroom	Main	31`5" x 21`11"	Bedroom	Basement	47`7" x 37`2"
Bedroom	Basement	42`8" x 37`6"	Bedroom	Basement	47`4" x 38`10"

Bedroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

34`9" x 39`11"
76`10" x 57`5"
34`5" x 29`0"

4pc Bathroom
Laundry

Basement
Basement

29`3" x 24`7"
36`4" x 27`8"

Legal/Tax/Financial

Condo Fee:
\$100

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-1

Legal Desc: **9611742**

Remarks

Pub Rmks: **Nestled on the prestigious Springbank Links Golf Course, this immaculate bungalow offers a rare blend of luxury, comfort, and breathtaking views, all within a well-run bare land condo community with the added convenience of a water co-op. From the moment you step inside, the expansive open-concept design and pristine condition set the tone for a home that has been meticulously maintained. The gourmet kitchen is a showstopper, featuring stainless-steel appliances, elegant cabinetry, and a sprawling island perfect for entertaining. The main floor master retreat offers serene golf course views, a spa-like ensuite, and seamless access to the outdoors, while a private main floor office makes working from home effortless. Downstairs, the fully finished walkout basement boasts four oversized bedrooms, a spacious family room, and endless potential for guests or family living. Extending the living space beyond its walls, this home features a showstopper stand-alone outdoor fireplace, creating a seamless transition between indoors and out with elegance and prestige—perfect for evening gatherings or quiet moments under the stars. And for those who dream of the perfect garage, this oversized triple is a masterpiece in itself—ideal for collectors, hobbyists, or anyone needing ample storage and workspace. Recent updates & upgrades include Shingles 2017, New kitchen 2019, New Lux exterior doors 2021, new garage doors 2017, Updated bathrooms, Garage floor - Epoxy finish 2019, outside Gas Fireplace 2021, exterior paint 2019/Interior paint 2020, new high-quality carpets 2022 and newer Dishwasher and Fridge. Unparalleled setting, flawless design, and a home that truly elevates everyday living—this is the one.**

Inclusions: **none**
Property Listed By: **RE/MAX Realty Professionals**

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













