



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 LYNX MEADOWS Court, Calgary t3l2m1**

MLS® #: **A2191481**      Area: **NONE**      Listing Date: **02/22/25**      List Price: **\$1,575,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **25,700 sqft**  
 Lot Shape: **Pie Lot, front 17.27, sides 81.35 & 83.70 Rear 49.99**  
 Access:  
 Lot Feat: **Back Yard,Cul-De-Sac,Pie Shaped Lot,See Remarks**  
 Park Feat: **Additional Parking,Triple Garage Attached**

DOM

**1**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Manufactured Floor Joist,See Remarks,Stone,Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Rain Gutters**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Gas Range,Refrigerator**  
 Int Feat: **Bookcases,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,Open Floorplan,See Remarks,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$238**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc:

1110886

Remarks

Pub Rmks:

**Lynx Ridge Estates is known for its serene surroundings, walking trails and proximity to top-rated schools, shopping, and golf courses. Experience the perfect blend of luxury, comfort, and convenience in this stunning home! Outside, the expansive back yard offers a peaceful escape with a spacious patio and ample room for outdoor activities. The triple-car garage provides plenty of parking and storage, making this home as practical as it is beautiful. Elegance and comfort you will see in every detail. As you step into the foyer, a bright and spacious living room welcomes you-perfectly positioned besides a semi-formal dining designed for intimate gatherings. The well appointed kitchen is crafted to encourage conversation with guests in the cozy feeling family room, creating a seamless flow throughout the main floor. An inviting den offers a versatile space for relaxation or home office, while a conveniently located laundry area and adjacent 2-piece washroom add to the homes practicality. Ascending the impressive staircase, you will discover an upper level featuring three generously sized bedrooms. An open, extra-wide hallway not only enhances the the sense of space but also doubles as a secondary study area. The expansive primary bedroom servers as a private retreat, complete with a luxurious 5 piece ensuite and an oversized walk-in closet.**

Inclusions:

**All window coverings, Hot tub**

Property Listed By:

**RE/MAX Real Estate (Mountain View)**

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













