

# \$2,250,000 - 111 Lynx Ridge Road Nw, Calgary

MLS® #A2179911

**\$2,250,000**

6 Bedroom, 5.00 Bathroom, 4,073 sqft

Residential on 0.44 Acres

N/A, Calgary, Alberta

" LET YOUR DREAMS COME TRUE " ONCE IN A LIFE TIME OPPORTUNITY in this 4073 SQ FT Custom build triple heated garage bungalow with a loft wing complete with elevator access. This gorgeous property sits on half an acre with powered enclosed gazebo Backing on to the Lynx Ridge Golf course. Front entrance boasts of a water fountain nestled with rocks on the out side. As you enter the property you are welcomed by a twelve foot entrance door open 20 ft open ceilings with office and a flex/yoga room on your left and formal living and dining room on your right with painted ceilings. There is a custom made curved staircase leading you to the lower level if you chose to use it or you can access the lower level by stairs or the elevator located near the garage access.. Master bedroom is situated on the the back side with a walk in closet and large bath room with steam room features. Large family room with high beam construction. Very large custom kitchen with subzero fridge and wolf six burner stove., two owens, two dishwashers warming drawer. Large granite center island. The kitchen nook is situated next to the family room over looking the open kitchen with a large center island. Family room comes with a amazing Elan media system that is throughout the house. Kitchen nook gives you access to the large patio over looking the 4th fairway.. Patio is wired for remote sound. Large pantry with second fridge leading you to the fully heated floors garage access and the elevator. The



upper level has two more good size bedrooms and full bath room its like a private guest suite. You can go the fully developed lower level with heated polished concrete floors 100k bar in the walkout basement to a stone tile patio. There are three more bedrooms in the lower level with additional area for a pool table and wine cellar. There is provision for a gym room located towards the back of the lower level. State of the art brand new tank less heating system installed in November 2024 a. The Back yard was professionally developed \$200K with boulder rocks raised beds and nice large lighted trees on timers. Total of under 6900 SF developed area.Your private oasis in the City!!

Built in 2011

**Essential Information**

MLS® #	A2179911
Price	\$2,250,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,073
Acres	0.44
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	111 Lynx Ridge Road Nw
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3L 2M4

### **Amenities**

Amenities Golf Course, Gazebo

Parking Spaces 8

Parking Heated Garage, Additional Parking, Garage Door Opener, Triple Garage Attached

# of Garages 3

### **Interior**

Interior Features Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Bar, Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Double Vanity, Elevator, Granite Counters, Kitchen Island, Master Downstairs, Natural Woodwork, See Remarks, Smart Home, Sump Pump(s), Tankless Hot Water, Wet Bar, Wired for Sound

Appliances Dishwasher, Central Air Conditioner, Built-In Refrigerator, Built-In Gas Range, Built-In Oven, Disposal, Garburator, Garage Control(s), Humidifier, Microwave Hood Fan, See Remarks, Tankless Water Heater, Washer/Dryer

Heating Forced Air, ENERGY STAR Qualified Equipment

Cooling Central Air, ENERGY STAR Qualified Equipment

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Stone

Has Basement Yes

Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features BBQ gas line, Balcony, Garden, Private Yard

Lot Description Back Yard, Landscaped, On Golf Course, Gazebo, No Neighbours Behind, Reverse Pie Shaped Lot, Underground Sprinklers, Waterfall, Yard Lights

Roof Asphalt Shingle

Construction Wood Frame, Stone, Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed February 6th, 2025

Days on Market 84

Zoning	DC Pre IP 2007)
HOA Fees	225
HOA Fees Freq.	MON

## **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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