

# \$1,689,000 - 31 Lynx Meadows Court Nw, Calgary

MLS® #A2229513

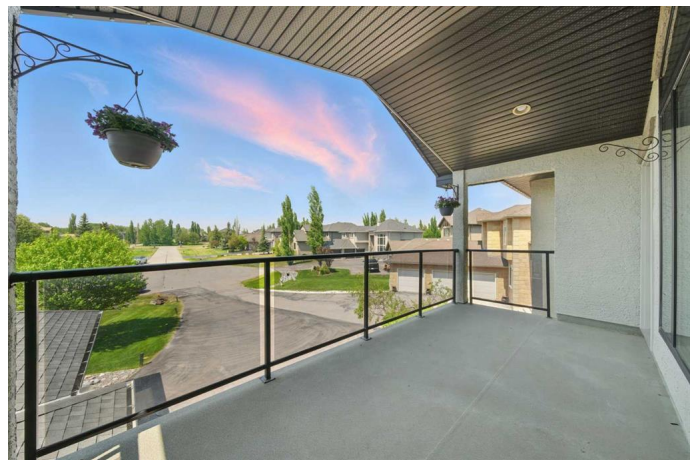
**\$1,689,000**

5 Bedroom, 4.00 Bathroom, 3,016 sqft

Residential on 0.63 Acres

NONE, Calgary, Alberta

OPEN HOUSE SAT AUG 2nd and SUN AUG 3rd. Welcome home to this rare opportunity! This beautifully renovated two-story residence is situated in the desirable Lynx Meadows Estates neighborhood and backs onto a golf course | Enjoy the peace and quiet of a cul-de-sac location on one of the largest lots on the street | Custom finishes throughout | This spacious home offers over 4500 square feet of living space | LIGHT & BRIGHT | 5 Beds & 3.5 Baths | TRIPLE CAR GARAGE | Stepping into this lovely home, you'll immediately notice the bright and open main level. The sleek entrance features modern 24x24 ceramic tile that extends throughout the main floor. Just off the entrance, you'll find the formal living room to your left and a formal dining room to your right. The contemporary kitchen is well-equipped with stainless steel appliances, custom cabinetry, and quartz countertops with plenty of space, making it ideal for entertaining or family meals. The main level flows seamlessly through the living areas, providing easy access to the west-facing backyard patio. Upstairs, you'll discover three comfortable bedrooms, including a spacious primary suite with a private five-piece ensuite bathroom, a large walk-in closet, and its own balcony. The upper level also includes a fully updated three-piece bathroom serving the other two bedrooms. Additionally, there's a large south-facing balcony where you can enjoy sunny days. The basement features two additional guest bedrooms and a 4-piece



bathroom, along with a spacious recreation room perfect for large gatherings. This property boasts numerous upgrades, including a fresh coat of paint both inside and out. You'll also appreciate the convenience of a heated garage and an irrigation system to maintain the expansive lot. Located in a sought-after, family-friendly neighborhood close to parks, playgrounds, and schools, this home offers a blend of modern style and lasting practicality. Don't miss this opportunity to own a beautifully finished, move-in-ready property!

Built in 2003

**Essential Information**

MLS® #	A2229513
Price	\$1,689,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,016
Acres	0.63
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	31 Lynx Meadows Court Nw
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M1

**Amenities**

Amenities	None
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Parking Spaces	10
Parking	Garage Door Opener, Heated Garage, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Courtyard, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Many Trees, Pie Shaped Lot, Private, Close to Clubhouse, On Golf Course
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	51
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	AMG Realty
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