

# \$1,789,000 - 31 Lynx Meadows Court Nw, Calgary

MLS® #A2229513

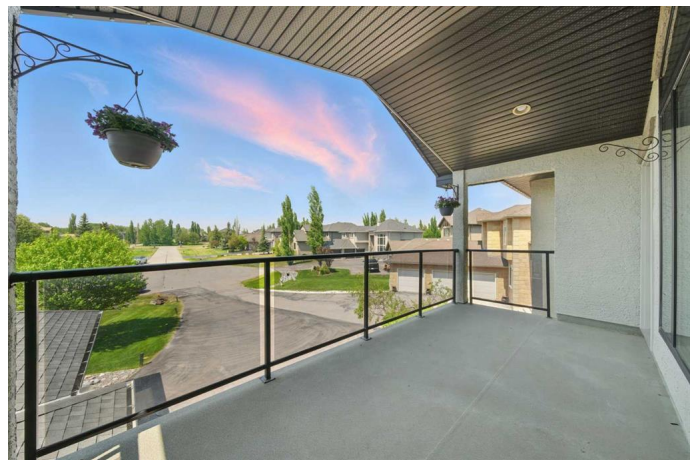
**\$1,789,000**

5 Bedroom, 4.00 Bathroom, 3,016 sqft

Residential on 0.63 Acres

NONE, Calgary, Alberta

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	\$1,789,000
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**

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 Built-In Oven, Dishwasher, Gas Cooktop, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

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, Close to Clubhouse, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Many Trees, On Golf Course, Pie Shaped Lot, Private

Roof Asphalt

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 10th, 2025

Days on Market 12

Zoning DC (pre 1P2007)

## Listing Details

Listing Office AMG Realty

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