



# 111 Lynnbrook Bay Calgary Alberta

\$669,900

\*OPEN HOUSE FRI JUNE 20 4-6pm & SAT JUNE 21, 1-4pm\* Welcome to this charming 4-level split in the desirable and conveniently located community of Lynnwood. Nestled on an expansive lot with a lush, park-like backyard, this property offers a rare combination of indoor comfort and outdoor serenity. Boasting 3+1 bedrooms and over 1,890 sq ft of developed living space (1,040 sq ft above grade + 851 sq ft on the lower levels), this home is ideal for families, gardeners, hobbyists, or anyone seeking a unique retreat in the inner city. The versatile layout provides space for both entertaining and quiet relaxation, with multiple levels to suit a variety of needs. The third level includes a cozy family room with wood-burning fireplace, flex area and 2-piece bath, while the fourth level boasts a large hobby room, 4th bedroom, utility room and an extensive crawl space for extra storage. Step outside to a massive backyard oasis, complete with mature trees, a greenhouse, dedicated garden area, and a large shed/man cave--perfect for weekend projects, storage, or a private getaway space. Located in a friendly, established neighbourhood known for its green spaces and community feel, this property offers excellent access to schools, parks, amenities, and major routes. Whether you're looking to put down roots or invest in future potential, this Lynnwood gem is a must-see! (id:6769)

Primary Bedroom 12.33 Ft x 10.75 Ft  
 Bedroom 10.00 Ft x 9.33 Ft  
 Bedroom 10.00 Ft x 7.83 Ft  
 4pc Bathroom 7.83 Ft x 4.83 Ft  
 2pc Bathroom 4.83 Ft x 4.33 Ft  
 Family room 14.58 Ft x 11.67 Ft  
 Other 10.25 Ft x 6.67 Ft

2pc Bathroom 6.08 Ft x 5.67 Ft  
 Other 20.00 Ft x 10.67 Ft  
 Bedroom 9.00 Ft x 7.75 Ft  
 Living room 14.83 Ft x 11.83 Ft  
 Other 14.00 Ft x 10.00 Ft  
 Other 9.00 Ft x 8.33 Ft

Listing Presented By:



Originally Listed by:  
 Real Broker

<http://www.taradawnrealty.com/>

**RE/MAX**  
 RE/MAX REAL ESTATE  
 (CENTRAL)

773 Glenmore rd , Calgary, British  
 Columbia, V1V 3B9

Phone: (403) 850-6722  
 ctimos@telus.net