



## 1015 Lysander Drive Calgary Alberta

\$559,900

Welcome to this well-maintained bungalow ideally situated near the ridge in Lynnwood, one of Calgary's hidden gems! This home has been lovingly cared for by the same couple for over 34 years and has tons of potential! Unbeatable location on a quiet tree lined street and backing to a green space with path that leads to the Bow River and connects you to the extensive Calgary pathway system. Perfect for first time buyers, families, downsizers or investors looking to bring their creative ideas. The home is bright and spacious with a functional layout featuring a huge living room, good sized eat-in kitchen, 3 bedrooms up, 2 full bathrooms, fully developed basement with tons of storage and newer furnace (2021). The basement has a huge recreation room with cozy wood burning fireplace, retro bar for hosting parties, a full 3 piece bathroom and potential for a 4th bedroom (add egress window). The separate back entrance makes this an ideal property for those considering building a basement suite in the future (subject to approval and permitting by the city/municipality). The south facing backyard is a private oasis with a lovely sunroom that extends your outdoor season beyond the summer. The yard is immaculately maintained, low maintenance and fully fenced with a sunny spot behind the garage which would be the perfect location for a garden. There is also direct access to the green space and paths. An oversized single detached garage and a rare extra-long and wide driveway has room for multiple vehicles, all your toys and even an RV. Whether you're looking to move in, renovate or redevelop, this property offers unlimited potential in a prime location. Enjoy the convenience of being close to schools, the community center, outdoor swimming pool, Jack Setter arena, shopping, restaurants, parks, and public transit. Quick access to Glenmore and Deerfoot Trail makes commuting to...

3pc Bathroom 9.75 Ft x 6.67 Ft

Other 2.75 Ft x 11.67 Ft

Other 9.67 Ft x 14.08 Ft

Laundry room 17.92 Ft x 14.08 Ft

Recreational, Games room 15.17 Ft x 29.08 Ft

Storage 6.75 Ft x 6.33 Ft

4pc Bathroom 4.92 Ft x 10.00 Ft

Bedroom 10.08 Ft x 9.08 Ft

Bedroom 10.08 Ft x 9.00 Ft

Other 12.25 Ft x 17.17 Ft

Living room 15.33 Ft x 14.50 Ft

Primary Bedroom 13.42 Ft x 13.75 Ft

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Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.



**Real Estate Professionals Inc.**

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