



## 111 Lynx Ridge Road Calgary Alberta

\$2,499,000

" 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 all over 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 and 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 low...

Bedroom 10.67 M x 11.83 M

Bedroom 11.92 M x 16.08 M

Loft 13.83 M x 11.83 M

4pc Bathroom Measurements not available

Bedroom 15.17 M x 13.00 M

Bedroom 15.17 M x 14.25 M

Bedroom 16.33 M x 11.67 M

4pc Bathroom Measurements not available

Recreational, Games room 44.75 M x 35.00 M

Dining room 16.58 M x 15.75 M

Family room 13.92 M x 20.75 M

Primary Bedroom 13.92 M x 20.75 M

Family room 19.92 M x 21.42 M

Breakfast 10.33 M x 19.33 M

Kitchen 14.92 M x 17.08 M

Office 12.33 M x 9.83 M

5pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

