



332 Lysander Place Calgary Alberta

\$525,000

Nestled in the beautiful community of upper-Ogden known as Lynwood & sitting at the very end of a peaceful Cul-de-sac, you'll find this charming QUALITY RENOVATED Bi-level waiting for its next owners. With it's bright south facing exposure you'll love how this home completely fills with natural daylight, emphasized by it's bright & modern colour palette with NEW paint, NEW crisp white baseboards & trim, and NEW laminate flooring throughout. The upper level living area offers an open-concept layout, with a refreshing feeling of space & the ability to expand seating in the dining area as needed. The kitchen has been completely updated with white quartz counters, a classic subway tile backsplash, floating shelves, under-mount composite sink, & all new cabinets & hardware. The back doorway gives convenient access to the backyard & also doubles as a pantry space. Down the hall, the 4-piece bathroom has also undergone a full renovation consistent with the kitchen, using the same sleek quartz countertop with under-mount sink, new toilet, & more of that timeless subway tile surrounding the bathtub & shower. You'll notice that all the lighting in this home has also been updated to flush-mounted LED's. Two spacious bedrooms are found on this level, one facing the front & one facing the backyard & each one having enough space to accommodate a king size bed. Downstairs, the lower level has received much of the same treatment as above. Here you'll find a 3rd bedroom, also generous in size as well as an updated 2-piece bathroom just steps away. This basement living area offers a huge space that can easily work as a living room, exercise/games room or even 4th bedroom space if needed. Take a peek in the utility room & take note of the new High Efficiency Furnace, Hot Water tank, washer & dryer, as well as plenty of storage space still left to be used. Outside, you'll notice nearly ...

Bedroom 12.67 Ft x 11.92 Ft

Family room 13.25 Ft x 11.33 Ft

Recreational, Games room 12.83 Ft x 11.42 Ft

Furnace 15.50 Ft x 12.83 Ft

2pc Bathroom 4.92 Ft x 4.00 Ft

Living room 14.75 Ft x 12.58 Ft

Kitchen 10.92 Ft x 8.92 Ft

Dining room 8.67 Ft x 6.00 Ft

Primary Bedroom 13.00 Ft x 12.00 Ft

Bedroom 12.00 Ft x 10.42 Ft

4pc Bathroom 10.42 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
Stonemere Real Estate Solutions

<http://www.thegoodagent.ca/>



Real Estate Professionals Inc.

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

Phone: 403-547-4102
cm.mackenzie@shaw.ca