



## 203 Lynnaver Place Calgary Alberta

\$569,000

Welcome to this delightful bungalow nestled on the corner of a quiet street in the desirable community of Lynnwood. This home boasts an abundance of natural light, thanks to its large new windows throughout that enhance the inviting atmosphere. As you enter, you are greeted by a spacious living room that seamlessly connects to a dining area, perfect for entertaining family and friends. The well-appointed kitchen features ample counter and cupboard space, providing both functionality and charm, while offering a lovely view of your private backyard. This bungalow offers three generously sized bedrooms on the main level, including a primary complete with a convenient 2-piece ensuite. An additional 4-piece bathroom on this level ensures comfort and accessibility for all. Venture downstairs and feel like you have entered another era where you will discover an expansive recreation room, ideal for relaxation and play. Check out the built-in train table that both the young and old will appreciate. There is even a wet bar and sauna down here. A fourth bedroom and the rustic bathroom extend the functionality and possibilities of this fabulous family home. There is full laundry laundry and even a workshop down here. The lower level works as is or is ready for you to transform it into your dream area. You will be kept comfortable in those hot summer months with central air conditioning and please note also the home has a newer roof. Step outside to your fully fenced backyard, a beautiful retreat featuring a patio and plenty of space for outdoor activities, gardening, or simply enjoying the fresh air. The in-ground irrigation will keep your garden looking spectacular. Hobbyists will love the workshop this yard features and if that's not your thing, this is a great space to store all your gardening and outdoorsy things! A parking pad provides ample space for you and your guests...

Other 3.75 Ft x 8.83 Ft

Bedroom 12.92 Ft x 9.00 Ft

Laundry room 5.92 Ft x 11.25 Ft

Recreational, Games room 12.83 Ft x 38.17 Ft

Storage 13.17 Ft x 9.75 Ft

Storage 3.67 Ft x 5.75 Ft

4pc Bathroom 8.33 Ft x 5.00 Ft

Bedroom 8.33 Ft x 13.83 Ft

Bedroom 10.25 Ft x 10.33 Ft

Dining room 8.00 Ft x 9.50 Ft

Foyer 11.33 Ft x 4.00 Ft

Kitchen 15.00 Ft x 11.75 Ft

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

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://conquerit.ca/>

**RE/MAX Realty Professionals**

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<b>Furnace</b>	7.08 Ft x 4.83 Ft	<b>Living room</b>	12.00 Ft x 18.25 Ft
<b>Storage</b>	5.92 Ft x 4.50 Ft	<b>Primary Bedroom</b>	12.00 Ft x 11.42 Ft
<b>2pc Bathroom</b>	5.67 Ft x 4.50 Ft		