



## 432 LYNNOVER Way Calgary Alberta

\$529,900

Welcome to this inviting bungalow nestled in the heart of Lynnwood, perfectly located for families and individuals who enjoy an active lifestyle. With its serene setting backing onto a peaceful walking path near Lynnwood Ridge, this home offers both comfort and convenience. Updates to the interior was done in 2019 which include the bathroom and kitchen, some new windows, vinyl plank flooring (no carpets), and Air Conditioning (2021). The spacious living room features a cozy gas fireplace, creating the perfect ambiance for relaxing evenings, while the large U-shaped kitchen overlooks the backyard, making it easy to keep an eye on the kids as they play. There are three generously sized bedrooms and one full bathroom. The unspoiled basement offers endless potential to customize the space, making it ideal for families. The furnace (approx 2018) and hot water tank (approx 2016) are in excellent condition offering peace of mind for years to come. The fenced backyard provides a safe and private area for outdoor activities, including a garden, fruit trees and greenhouse. There is a pathway for peaceful walks and only a few houses from the Lynnwood ridge. Located in a pet-friendly neighborhood with numerous off-leash dog parks, this property is perfect for pet owners. Surrounded by parks, paths, playgrounds, and driving range, you'll find it easy to maintain an active lifestyle. With the Bow River on one end and Lynnwood Park, Jack Setters Arena, two separate tennis courts, and the Outdoor Pool on the other, activities are always close by for year-round outdoor fun. Both elementary and junior high schools are just a short 5-minute walk away, making this home an excellent choice for families with school-age children. Enjoy easy access to trendy Riverbend, Deerfoot Meadows, Deerfoot Trail, and Glenmore Trail, connecting you effortlessly to shopping, dining, and the city's ma...

Living room 15.33 Ft x 14.75 Ft

Kitchen 8.50 Ft x 9.75 Ft

Dining room 11.92 Ft x 7.42 Ft

Primary Bedroom 13.67 Ft x 13.75 Ft

Bedroom 10.25 Ft x 9.33 Ft

Bedroom 10.25 Ft x 8.83 Ft

3pc Bathroom 5.00 Ft x 10.08 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX Realty Professionals**

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