



540 Lysander Drive Calgary Alberta

\$699,900

Beautifully upgraded and well maintained bungalow in an exceptional location overlooking the ridge and Bow River with mountain views. This well-cared-for home has been upgraded over the years, including most windows, improved insulation, central air conditioning, beautiful hardwood floors and "knock-down" ceiling finish on the main level. The renovated open-concept kitchen features quartz countertops, a large island with an induction cooktop with convection oven, plus an overhead hood fan, and plenty of workspace and storage. All lower cabinets are pull out drawers with soft close feature. The dining room offers built-in cabinets and bookcases with a sliding patio door leading to the backyard. Ceiling fan, and LED pot lights overhead. There is a spacious pantry and an oversized linen cupboard in the hall. The bright living room enjoys west-facing mountain, city and ridge views with a cozy wood-burning fireplace with mantle and hearth. The main level includes three bedrooms, including a primary bedroom with a two-piece ensuite. The developed basement features an illegal one-bedroom suite, which could also serve as additional living space for a larger family. Including a decorative vintage wood stove and is being sold furnished with household dishes and supplies, this is a "sweet" living space! Laundry and utility are shared, and there is a separate basement entrance. The basement could easily be modified for a second bedroom with windows with legal size agress. The beautifully landscaped yard features landscape stonework, trees, shrubs, and garden beds, along with a patio perfect for enjoying morning coffee in the sun or relaxing in the shade on warm summer days, and a firepit for your family marshmallow roasts on summer evenings. An incredible location with direct access to the Bow River pathway system and stunning views. Walking distance to schools, shops, bus...

- Kitchen 9.50 Ft x 8.33 Ft
- Family room 13.50 Ft x 15.08 Ft
- Office 20.42 Ft x 7.83 Ft
- 3pc Bathroom 7.58 Ft x 4.50 Ft
- Furnace 14.17 Ft x 11.67 Ft
- Bedroom 15.42 Ft x 11.58 Ft

- Kitchen 10.50 Ft x 10.25 Ft
- Dining room 10.50 Ft x 8.17 Ft
- Primary Bedroom 12.42 Ft x 10.00 Ft
- Bedroom 10.50 Ft x 12.33 Ft
- Bedroom 9.08 Ft x 9.00 Ft
- 4pc Bathroom 8.17 Ft x 4.92 Ft

Listing Presented By:



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Living room 19.08 Ft x 12.83 Ft

2pc Bathroom 4.42 Ft x 4.92 Ft