



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

87 Lynx Lane
Rural Rocky View County, Alberta

MLS # A2313002



\$1,045,000

Division:	Springbank Links		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,690 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, On Golf Course		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,300
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	CONDOS
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: Mini Refrigerator (kitchen), Beverage Cooler, Beverage Refrigerator, Projector, Projector Screen, Shelves in mudroom, mounted TV, receiver and soundbar in family room, wall mounted speakers in office and gym area (basement)

Welcome to 87 Lynx Lane in prestigious Springbank Links—where luxury living meets breathtaking golf course views. Backing directly onto the fairways of Springbank Links Golf Course, this elegant estate offers privacy, exceptional craftsmanship, and quick access to Calgary amenities. Inside, expansive windows flood the home with natural light and frame serene landscape views. The main level features seamless, sophisticated gathering spaces anchored by a chef-inspired kitchen with premium finishes and generous prep and storage. Upstairs, the primary suite is a tranquil retreat with golf course vistas and a spa-like ensuite; additional well-appointed bedrooms and flexible spaces suit family life, guests, or a home office. The versatile lower level is ideal for movie nights, games, or a private wellness area. Outdoor living shines with a large backyard overlooking the fairways—perfect for morning coffee or effortless entertaining. Notable updates: roof completed in 2024 and hot water tank replaced in 2022. Book your private showing today.