



1019 Lysander Drive SE
Calgary, Alberta

MLS # A2319035



\$589,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,039 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, No Back Lane, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, Kitchen Island, Vinyl Windows		

Inclusions: Freezer, 2nd Fridge, Shed

Welcome to this renovated 3-bedroom plus den bungalow in desirable Lynnwood, one of Calgary's hidden gems. The fully fenced backyard is a gardener's paradise, featuring extensive vegetable and flower gardens, mature trees, a fire pit, and an impressive variety of fruits including raspberries, strawberries, blueberries, jostaberries, cherries, and apples. Established rose bushes, peonies, lilies, lilacs, bleeding hearts, and other perennials create a private outdoor retreat unlike any other, not to mention the trees that provide just enough shade from the sun and weather. The main floor was renovated in 2018 and offers a bright, functional layout with a stunning kitchen featuring a granite island with eating bar, tile backsplash, gas stove, stainless steel appliances, 3 bedrooms, and full bath. The mostly developed basement adds nearly 950 sq ft of living space with a cozy family room and gas fireplace, second full bathroom, den/office, utility room with laundry, and a large spare room with wet bar rough-in. Recent upgrades include a brand-new furnace, fresh paint throughout, water softener, blinds, roof vents, wiring for a hot tub, water softener, lighting, cedar shed, and more. Located near the ridge and backing onto a walking path, you'll enjoy easy access to parks, extensive pathway systems, and the natural beauty of the Bow River valley, while remaining just minutes from schools, shopping, transit, and downtown.