



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

120 Lynx Ridge Road NW
Calgary, Alberta

MLS # A2336773



\$2,398,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	3,473 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Asphalt, Driveway, Enclosed, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.61 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, On Golf Course, Under		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 245
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Pantry, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: microwave upstairs, riding mower, 6 TV's and wall mounts, wine fridge , 3 garage door openers, 3 garage door remotes, all smart home electronics, alarm system hardware, hardware and security cameras, 2 central AC units, 3 hot water taps, 2 garburators , irrigation system.

Open House September 6th, 1:30pm -4:30pm. Acreage living just minutes to the city! This distinctive estate home is an extraordinary culmination of a meticulously detailed custom build, a superb, highly functional floor plan, and an outstanding golf course community location. Situated in a quite cul-de-sac on nearly a 2/3-acre private lot, this stately home backs onto Lynx Ridge golf course & offers a serene setting while being minutes to major amenities. Thoughtfully built by multiple award-winning builder New Casa Company with interior design by Sally Healy. The sprawling floor plan offers bungalow style main level living, a huge walkout basement plus a superb half story wing that will accommodate multiple family configurations. Spacious 2 story front entryway. The adjacent home office showcases stunning custom maple built in upper/lower cabinets and a central desk all with granite countertops. Rich site finished walnut hardwood floors stretch throughout main level. The soaring vaulted ceiling highlights the living room that is complete with a beautiful maple built-in wall unit and stone clad gas fireplace. The gourmets dream kitchen is the centerpiece of the home and is adorned with granite countertops and commercial grade appliances including a 48" gas cooktop. Abundant site built custom cabinetry offers endless storage including a full butler's pantry. A full-size serving buffet/wet bar that is ideal for larger dinner parties compliments the formal dining area. The main floor primary suite offers convenient single level living options, more custom built-ins and a cozy gas fireplace. Enjoy the lavish ensuite with jetted soaker tub, oversized walk-in multi-jet shower and heated tile floors. Executive level walk-in closet that is full of custom built-in dresser drawers & multiple storage organizers. The distinctive upper wing offers a generous

workstation loft, 2 bedrooms, living room and full bath. The fully developed walkout basement houses 2 more huge bedrooms, 1 with a full ensuite, another full bath, rec room, family room and a summer kitchen. No expense was spared in this build that includes; an ICF basement foundation, roughed in for future elevator, all tile floors include radiant in-floor heating, commercial grade carpeting, loads of custom built-ins, furniture and site built custom cabinetry, designer chosen finishes, upgraded insulation between bedrooms/floors/ceilings, expandable smart home system controls for lighting/heating/sound/video/security, solid core interior doors and so much more. Store all your toys in the dream 4.5 car garage with new epoxy floors. This Lynx Ridge estate home is a true standout and must be seen to be truly appreciated.