



\$ 1,900,000.00

87 LYNX MEADOWS DRIVE NW CALGARY

<https://paulbrinton.com>

This custom home exudes excellence in craftsmanship! Sitting on a premier 1/2 an acre lot. This private estate home is backing onto the 16th fairway of Lynx Ridge Golf Club. Stunning curb appeal leaving you with a grand impression! Spanning across this home is unique architectural features. A front driveway...

- 6 beds
- 5 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1161266

Type: Detached

Bedrooms: 6

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Bare Land

Post Updated: 2021-11-20 04:07:10

Bathrooms: 5

Bedrooms Above Grade: 4

Date added: 11/20/21

Two Piece Bath: 1

Lot size: 35464 sq ft

Year built: 2005

Parking: Triple Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Association Amenities: Outdoor Pool, Snow Removal, Trash

Pool Features: In Ground, Outdoor Pool

Exterior Features: Fire Pit, Lighting, Outdoor Kitchen, Private Yard

Cooling: Central Air

Total Parking: 8

Flooring: Carpet, Tile, Wood

Fireplace Features: Blower Fan, Fire Pit, Free Standing, Gas, Gas Starter, Glass Doors, Insert, Stone, Three-Sided

Community Features: Golf, Schools Nearby, Shopping Nearby

Fencing: Fenced

Inclusions: ice maker, Control 4 system in great room, exterior and gym speakers, TV in theatre room, TV in kitchen, TV in gym, ceiling speakers,



Interior Features: Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Wood Windows

Roof Type: Asphalt

Lot Features: Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard, Lawn, Irregular Lot, Landscaped, Level, Many Trees, Underground Sprinklers, On Golf Course, Private, Treed

Heating Type: Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Main Level

Transaction Type: For Sale

List Price Square Foot: \$ 426.45

Photo Count: 50

Construction Materials: Wood Frame

Foundation: Poured Concrete

Appliances: Bar Fridge, Built-In Electric Range, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Range, Humidifier, Microwave, Other, Range Hood, Tankless Water Heater, Water Purifier

Levels: Two

Zoning: DC (pre 1P2007)

Lot Dim Info: Irregular lot shape...lot size is approximate. Measuring in at 0.50 acres.

Title Land: Fee Simple

Rooms Above Grade: 11

Suite: No

Frontage Metres: 37.72M 123`9"

Living Area SF: 4455.39



Subdivision Name: NONE

Structure Type: House

Lot Size Acres: 0.81

Restrictions: Restrictive Covenant-Building
Design/Size

