



**Mark D. Evernden**  
 Private Office - ENGEL & VOLKERS CALGARY

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8 LYNX MEADOW CO NW

C4094798 Active

LP: \$1,188,000



<b>Class:</b>	Detached	<b>Area:</b>	Calgary	<b>DOM:</b>	1
<b>Type:</b>	Detached	<b>Zone:</b>	Zone NW		
<b>Style:</b>	Bungalow	<b>Community:</b>	None		
<b>Year Built:</b>	2004	<b>Postal Code:</b>	T3L 2M1		
<b>LINC:</b>	0034705542	<b>Condo Type:</b>	Not a Condo		
<b>Legal Plan:</b>	1110886	<b>Blk:</b>	45A	<b>Lot:</b>	00
<b>Land Use Code</b>	DC(pre 1P2007)	<b>Taxes:</b>	\$6000/2015		
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>			
<b>Conform Rpt:</b>		<b>HOA:</b>			
<b>Restrictions:</b>	None Known	<b>Condo Fee:</b>			

Rare opportunity to own this timeless and beautiful bungalow in the desirable community of Lynx Ridge. Pride of ownership informs every detail of this 3 bedroom, 2½ bath home offering an open and expansive floor plan and over 3000 sq ft of total living space. Defined architectural details grace this home with classic finishes on every level, custom coffered ceilings in the dining room and custom built-ins anchoring the gas fireplace. Large windows allow for views of the beautifully landscaped backyard which features a spacious patio, mature trees and an abundance of green space. The refined Master bedroom offers large windows that provide views into the yard as well as a lavish 5pc ensuite. The fully finished basement has a large rec room with wet bar, dedicated soundproof media room, 2 additional bedrooms, hobby room & 3pc bathroom. Amazing triple attached professionally finished garage features epoxy flooring, 10' doors and custom cabinets. Other extras: A/C, in ceiling speakers, covered deck and more!

<b>Great Rm</b>	17'2" x 16'8"	M	<b>Kitchen</b>	14'6" x 14'2"	M	<b>Bedrooms:</b>	Above: 2 /Ttl:4	<b>Baths:</b>	Full: 2 Half: 1
<b>Bkfst Nook</b>	12'6" x 15'0"	M	<b>Dining Rm</b>	10'0" x 14'6"	M		<b>2Pc</b> <b>3Pc</b> <b>4Pc</b> <b>5Pc</b> <b>6Pc</b>		
<b>Mstr Bed</b>	14'6" x 12'6"	M	<b>Game Rm</b>	15'10" x 16'2"	L	<b>Bathrooms:</b>	1	0	1
<b>Media Rm</b>	13'6" x 17'0"	L	<b>Bedroom</b>	11'6" x 12'0"	L	<b>Ensuite:</b>	0	0	0
<b>Bedroom</b>	11'6" x 14'4"	L	<b>Hobby Rm</b>	15'0" x 11'7"	L	<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>	
<b>Bedroom</b>	11'0" x 10'0"	M				<b>Main:</b>	174.4	1877.00	
						<b>Upper:</b>	174.4	1877.00	
						<b>AbGd:</b>	174.4	1877.00	
						<b>Lowr:</b>	108.0	1163.00	
						<b>Total A.G.:</b>	174.4	1877.00	

<b>Basement:</b>	Full/Fully Finished	<b>Heating:</b>	Forced Air-2	<b>Fuel:</b>	Natural Gas
<b>Suite:</b>	Suite - None	<b>Fin FP/Rgh-In:</b>		<b>FP Fuel:</b>	Gas Only
<b>Construction:</b>	Wood Frame	<b>Lot Shape:</b>	Rectangular		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	2,065		
<b>Exterior:</b>	Stone, Stucco	<b>Frntg x Depth:</b>	24x86		
<b>Roof Type:</b>	Asphalt Shingles	<b>Flooring:</b>	Carpet, Ceramic Tile, Hardwood		
<b>Front Exp:</b>	South				
<b>Parking:</b>	Encl: 3 Total: 3 Triple Garage Attached	<b>Garage Dim:</b>			
<b>Features:</b>	Air Conditioning-Central, Bar, Ceiling 10 ft., Deck, No Smoking Home, Patio, Sprinkler System-Underground, Wall Unit-Built-In				
<b>Goods Included:</b>	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In				
<b>Goods Excluded:</b>					
<b>HOA Fee Incl:</b>					

<b>911 Address:</b>		<b>Heating Desc:</b>		<b>Total Acres:</b>	0.51
<b>Road Access:</b>		<b>Power Desc:</b>		<b>Acres Cleared:</b>	
<b>Water Supply:</b>	Municipal	<b>Phone Desc:</b>		<b>Acres Irrigated:</b>	
<b>Water GPM:</b>		<b>Sewer/Septic:</b>		<b>Acres Water Rgt</b>	
<b>Depth of Well:</b>		<b>Yr Sewer Cleaned</b>		<b>Acres Leasehold</b>	
<b>Water Report Yr:</b>				<b># Parcels:</b>	
<b>Nearest Town:</b>				<b>LP/Acre:</b>	2,328,042.3
<b>Directions:</b>					

**Listed By:** ENGEL & VOLKERS CALGARY **List Date:** January 31, 2017



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New Listing

January 31, 2017

Status

A

