

\$525,000 - 124 Lynnbrook Road Se, Calgary

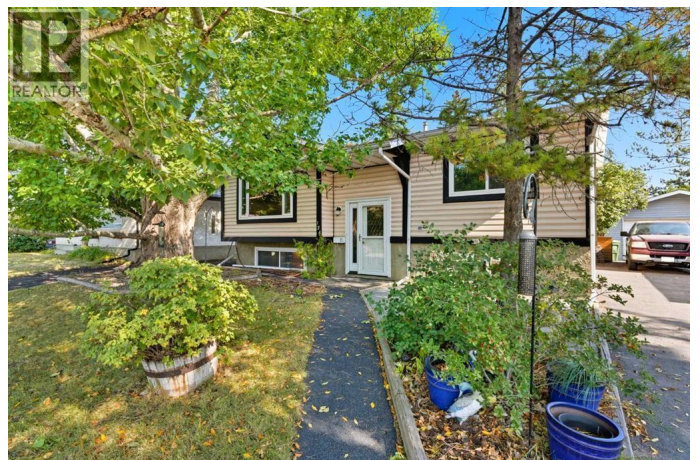
MLS® #A2260709

\$525,000

3 Bedroom, 2.00 Bathroom, 975 sqft
Single Family on 0.12 Acres

Ogden, Calgary, Alberta

Life is beautiful, at 124 Lynnbrook Road SE - FIRST TIME on MLS, ONE block in, from the Bow River Pathways, 2 to Beaver Dam Flats! This prime section of Lynnwood in Ogden, is prioritised and watched by people who love natural, peaceful surroundings, and love coming home to a central established neighbourhood. Situated on a 4800 square foot West-and-East exposed fenced Lot with sitting patio out front and a large deck in the back, this beautifully upgraded, move-in ready Bi-Level will charm, and give a year-round personal retreat to the next lucky owner. The main floor begins with a vaulted Foyer, with half rise of stairs up and down. The open front Living Room is enhanced by wide-board hardwood in wonderful condition, has a truly massive window and includes a walk-in closet for all the walking gear year-round. The flooring continues to the beautifully renovated "eat-in" style Kitchen - plenty of quartz-finished counter space, full-height contemporary white shaker cabinets (including corners), over a dozen drawers, and completed with a built-in Pantry/Mud Room with thoughtful organisers, exiting to the mature-treed, private yard and garden. There is space for an eating island or chopping block, side hutch/china cabinet, and the ample Dining Room. Down the hall is the updated full Bathroom, broom and linen storage, plus, two king-capacity Bedrooms, one with dual closets, and the other, full built-in shelving plus a double-wide closet of its own. Both can fit additional furniture pieces (or



fitness equipment as shown). Downstairs, enjoy large above-grade windows (even one in the furnace area - look for it!) and all windows have been updated within the past 5 years, as well as the Furnace and Hot Water Tank. The lower level is perfect, having a huge third Bedroom/Guest space, a home Office/Hobby Room, Family room with wood burning fireplace, 2-piece bathroom, and a ton more space to develop fully, including Laundry and Freezer appliances, complete workshop/wood-working section, and more Pantry/storage cabinetry. This unique home has been feature-painted, and gives creative people an immediately homey feel. Ogden offers a ton of activities for all ages, including a 50+ centre, Artisan Collective, numerous Parks and Arenas, 13 schools including alternative and from K to 12, plus, being by all access routes easily. Don't miss out! (id:6289)

Built in 1975

Essential Information

Listing #	A2260709
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	975
Acres	0.12
Year Built	1975
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	124 Lynnbrook Road Se
Subdivision	Ogden
City	Calgary
Province	Alberta

Postal Code T2C1S6

Amenities

Amenities Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features Treed, PVC window, French door, Closet Organizers, No Smoking Home, Level
Parking Spaces 2
Parking Other, Parking Pad, RV

Interior

Appliances Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Freezer, Window Coverings
Heating Other, Forced air
Cooling None
Fireplace Yes
of Fireplaces 1
Has Basement Yes

Exterior

Exterior Vinyl siding, Wood siding
Exterior Features Garden Area, Landscaped, Lawn
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office CIR Realty



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