

120 Lynx Ridge Road NW  
Calgary, Alberta

MLS # A2336773



**\$2,398,000**

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

|                    |                                                                                                                                                                                                   |                   |                 |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air                                                                                                                                                                                        | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                                            | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                   | <b>Condo Fee:</b> | \$ 245          |
| <b>Basement:</b>   | Full                                                                                                                                                                                              | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete, ICFs (Insulated Concrete Forms), Stone, Stucco                                                                                                                                          | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | ICF Block                                                                                                                                                                                         | <b>Utilities:</b> | -               |
| <b>Features:</b>   | 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 August 29, 30, 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.