

# \$1,498,000 - 4 Lynx Meadows Court Nw, Calgary

MLS® #A2249008

**\$1,498,000**

4 Bedroom, 3.00 Bathroom, 1,999 sqft

Residential on 0.50 Acres

NONE, Calgary, Alberta

Welcome to 4 Lynx Meadows Court! This stunning CUSTOM BUILT EXECUTIVE BUNGALOW offers the best of country living with proximity to the mountains and perfectly situated on a PRIVATE 1/2 ACRE LOT in the exclusive sought after Lynx Ridge community. With four spacious bedrooms and three full bathrooms, this home provides an ideal blend of COMFORT, FUNCTIONALITY, AND ELEGANCE suitable for the growing family or retirees.

The property boasts complete privacy with mature trees surrounding a RESORT-LIKE BACKYARD. Step outside to your personal oasis featuring MULTIPLE OUTDOOR LIVING SPACES, perfect for entertaining or simply relaxing with a glass of wine at the end of the day. Enjoy the beautiful IN-GROUND HEATED San Juan pool, an enclosed gazebo with a hot tub, a firepit, and a serene water feature – TRULY A YARD YOU'LL NEVER WANT TO LEAVE. The timeless exterior architecture is highlighted by PEAKED ROOFLINES, extensive stone accents, and large windows.

The aggregate driveway and TRIPLE ATTACHED GARAGE provide convenience and plenty of space for vehicles and storage. Notable upgrades, include a NEW IQ Air Hvac System, two hot water tanks, NEW SHINGLES in 2021, as well as a NEW washer and dryer (2025),

Upon entering, a wide grand entry PROVIDES



VIEWS through the living room windows to the expansive backyard. This fabulous and functional OPEN-CONCEPT FLOOR PLAN OFFERS OVER 3700 SQ FT OF LIVING SPACE, flooded with natural light. The spacious living room features soaring 12-FOOT CEILINGS with VIEWS of the backyard and pool, 10-FOOT CEILINGS throughout the rest of the house with COFFERED detailing in the dining room this home welcomes you with warm LUXURIOUS FINISHINGS. The heart of the home, a CHEF'S KITCHEN, featuring UPGRADED APPLIANCES, GRANITE COUNTERS, and a breakfast nook with windows on two sides, leading directly to your BACKYARD OASIS. A walk-through pantry connects to a LARGE LAUNDRY ROOM, and the TRIPLE ATTACHED GARAGE. The luxurious primary bedroom includes a bright, SPA-LIKE EN-SUITE with a soaker tub, a large STAND-ALONE SHOWER, two sinks, and a walk-in closet. The main level also includes a second large bedroom and a four-piece bathroom.

The bright basement is a true entertaining haven, accessed by an OPEN GRAND STAIRCASE. It features a large family/recreation room, an extra-large bar with AMPLE STORAGE, and plenty of space for a pool table or poker table. Two additional SPACIOUS BEDROOMS, one with a walk-in closet, a full bathroom, and an extra-large storage space complete the basement. THIS HOME IS TRULY DESIGNED FOR ENTERTAINING!

Lynx Ridge is known for its peaceful atmosphere, PRIVATE LOTS, LACK OF STREET LIGHTS and numerous wildlife. It offers close proximity to a top-rated golf course, schools, and all major amenities, making it the perfect location for those who

DESIRE THE BEAUTY OF NATURE while  
remaining close to city conveniences.  
WELCOME TO YOUR NEW HOME!

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249008    |
| Price          | \$1,498,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,999       |
| Acres          | 0.50        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 4 Lynx Meadows Court Nw |
| Subdivision | NONE                    |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3L 2M1                 |

### **Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Snow Removal                                         |
| Parking Spaces | 7                                                    |
| Parking        | Aggregate, Garage Faces Side, Triple Garage Attached |
| # of Garages   | 3                                                    |
| Has Pool       | Yes                                                  |

### **Interior**

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Sauna, Walk-In Closet(s), Wired for Sound, |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Bookcases, Sump Pump(s)                                                                                                                                                    |
| Appliances      | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven |
| Heating         | Forced Air                                                                                                                                                                 |
| Cooling         | Central Air                                                                                                                                                                |
| Fireplace       | Yes                                                                                                                                                                        |
| # of Fireplaces | 1                                                                                                                                                                          |
| Fireplaces      | Gas                                                                                                                                                                        |
| Has Basement    | Yes                                                                                                                                                                        |
| Basement        | Finished, Full                                                                                                                                                             |

## Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Garden, Private Yard                                                                                            |
| Lot Description   | Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Low Maintenance Landscape, Many Trees, Private, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                         |
| Construction      | Stone, Stucco, Wood Frame                                                                                                               |
| Foundation        | Poured Concrete                                                                                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 6                 |
| Zoning         | DC 1P2007         |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.