

\$998,800 - 31 Lynx Lane, Rural Rocky View County

MLS® #A2270567

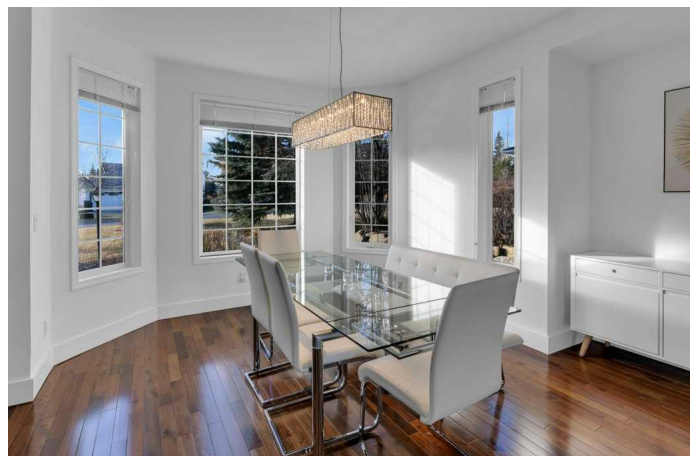
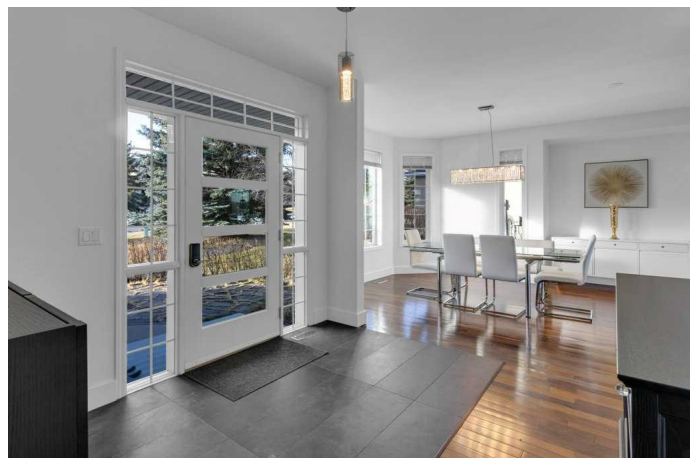
\$998,800

4 Bedroom, 4.00 Bathroom, 2,056 sqft

Residential on 0.19 Acres

Springbank Links, Rural Rocky View County, Alberta

The purchase of this contemporary home will offer you the benefits of country living, with only a 25-minute drive to downtown Calgary. The layout and location of this home give you panoramic views of Springbank Links Golf Course, Bow River Valley, and Calgary's skyline from all three levels of the residence. You enter this home through a roomy foyer, which leads into an open-concept main floor. The dining room is surrounded by windows and feeds into a modern kitchen, featuring a four-person eating bar. The kitchen overlooks the spacious living room with a gas fireplace encircled by a slate-colored metal facing. Both areas enjoy the spectacular views from the bank of windows, which leads onto the 27-foot expansive deck sharing the views through the glass-paneled railing. The upper floor has double doors leading into an immense primary bedroom with a large view window and a spa-like ensuite with two independent vanities, a generous shower, and room for a future tub of your choosing. There is also a large, functional walk-in closet with custom build-ins. The remaining two bedrooms have ample room, giving you options for their layout, and include walk-in closets. The basement has a spacious bedroom with its own ensuite (perfect for visiting guests). The balance of the basement is set up with a recreational/games room and has access to a large concrete patio. This home includes an attached, oversized



triple garage for those looking to work on their cars or set up a workshop. The surrounding community includes a short walk to the Springbank Links clubhouse, open year-round with a variety of food, craft beer, and community events. It is located near exceptional schools with a variety of sporting activities. This home and community will give your family the quality of life they deserve.

Built in 1997

Essential Information

MLS® #	A2270567
Price	\$998,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,056
Acres	0.19
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	31 Lynx Lane
Subdivision	Springbank Links
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1B8

Amenities

Amenities	Colf Course
Utilities	Electricity Paid For, Natural Gas Paid
Parking Spaces	6

Parking	Triple Garage Attached, Garage Door Opener, Insulated
# of Garages	3
Waterfront	Pond

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wired for Sound, Jetted Tub, Recessed Lighting
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop
Heating	Natural Gas, Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Metal
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Barbecue
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Creek/River/Stream/Pond, Few Trees, On Golf Course, Gentle Sloping, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Brick, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	November 19th, 2025
Days on Market	1
Zoning	RM-1

Listing Details

Listing Office	Houston Realty.ca
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