\$939,500 - 79 Lynx Lane, Rural Rocky View County

MLS® #A2234440

\$939,500

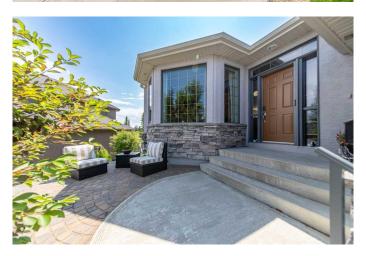
2 Bedroom, 3.00 Bathroom, 1,703 sqft Residential on 0.28 Acres

Springbank Links, Rural Rocky View County, Alberta

Nestled on the scenic fairways of Springbank Links Golf Course, this beautifully maintained walkout bungalow offers an exceptional lifestyle in one of Springbank's most sought-after communities. With sweeping views and thoughtfully designed spaces, this home seamlessly blends elegance, functionality, and the serenity of golf course living. Step inside to find rich hardwood floors and expansive windows that flood the main level with natural light and frame the picturesque surroundings. The heart of the home features an open concept layout with a formal dining room, an eat-in kitchen with high end appliances, and a spacious living area all perfect for both daily living and entertaining. The primary bedroom suite is located on the main level and offers a private retreat complete with generous proportions and beautiful views. The convenient main floor laundry room adds to the homes practical appeal. The fully finished walkout basement offers incredible versatility with in-floor radiant heating, a large recreation room, a second bedroom, a private office which can easily be used as a third bedroom, and ample storage space. New carpet throughout the lower level adds warmth and comfort. Outside, enjoy the professionally landscaped yard with mature perennial garden beds and an irrigation system. The large upper deck off the kitchen provides a stunning outdoor space to relax or entertain while enjoying unobstructed views of







the golf course. Additional features include a heated double garage with access to both the main and lower levels perfect for flexible use of the lower space. This is your opportunity to own a rare walkout bungalow in an unbeatable location with privacy, views, and a high-quality finish throughout.

Built in 1998

Essential Information

MLS® # A2234440 Price \$939,500

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,703 Acres 0.28 Year Built 1998

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 79 Lynx Lane

Subdivision Springbank Links

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z1B8

Amenities

Amenities Colf Course

Parking Spaces 6

Parking Double Garage Attached, Driveway, Garage Door Opener, Garage

Faces Front, Heated Garage, Oversized, Workshop in Garage,

Aggregate, Front Drive, Insulated

of Garages 2

Interior

Interior Features Ceiling Fan(s), Chandelier, Double Vanity, Pantry, Recessed Lighting,

Skylight(s), Soaking Tub, Stone Counters, Storage, Laminate Counters

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer,

Window Coverings, Other

Heating In Floor, Forced Air, Natural Gas, Radiant

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, BBQ gas line, Fire Pit, Garden, Private Yard

Lot Description Back Yard, Cul-De-Sac, Front Yard, Garden, Irregular Lot, Landscaped,

No Neighbours Behind, Paved, Street Lighting, Treed, Underground

Sprinklers, Views, On Golf Course, Gentle Sloping

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed June 26th, 2025

Days on Market 10

Zoning DC25, DC26

Listing Details

Listing Office RE/MAX First

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