

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

MLS® #A2234440

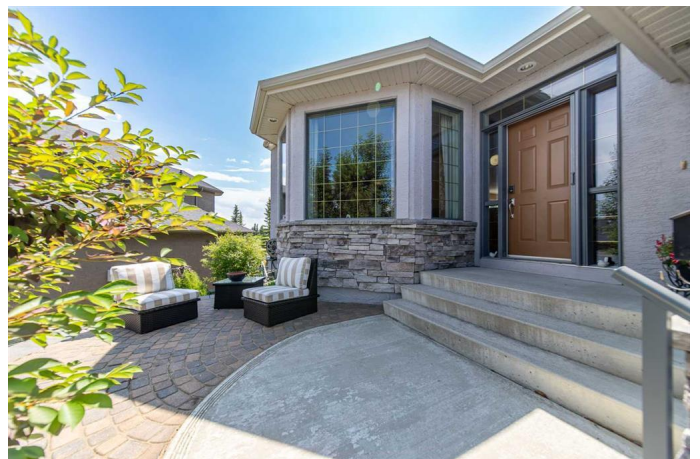
**\$939,500**

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	Golf Course
Parking Spaces	6
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Workshop in Garage, Aggregate

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Chandelier, Double Vanity, Laminate Counters, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Other, Range Hood, Refrigerator, Washer, Window Coverings

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 2

Zoning DC25, DC26

## Listing Details

Listing Office RE/MAX First

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