



Backing onto the
**LYNX RIDGE GOLF
 & COUNTRY CLUB**

COLDWELL BANKER COMPLETE REAL ESTATE

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40 LYNX RIDGE BOULEVARD | CALGARY, ALBERTA, CANADA
 COMMUNITY OF LYNX RIDGE

PROUDLY PRESENTING
40 LYNX RIDGE BLVD

*Beautiful, Executive
Bungalow in a
Magnificent Location!*

Nestled in a quiet cul-de-sac, backing onto the picturesque vistas of the Lynx Ridge Golf Club, the front and back gardens of this special property are absolutely magical and boast a rich melange of mature trees, shrubs and perfectly manicured flower beds. The numerous outdoor living spaces are ideal for entertaining family and friends, or just lounging and relaxing with a glass of wine at the end of a busy day. The exterior architecture is timeless and showcases peaked roof-lines, extensive stone accents, gorgeous window designs and an over-sized, heated, triple garage. The interior offers over 4,000 square feet of developed living spaces, an open concept layout, soaring ceilings with coffered detailing in the living room, gleaming hardwood floors, and much more. The main floor features a spacious living room overlooking the magical back gardens, a formal dining room, a 'chef's' kitchen complete with top-of-the-line appliances, including *Sub-Zero* and *Wolf*, a breakfast nook wrapped in beautiful windows, and a luxurious master retreat with a 'spa-like' ensuite and a spacious walk-in closet. There is also another main floor bedroom, that can be used as an office, and a full bathroom. The lower walk-out level is a true entertaining haven complete with a large family/recreation room, a walk-behind bar, a games area, a media room, two additional bedrooms and a bathroom.



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