

# \$684,900 - 111 Lynnbrook Bay Se, Calgary

MLS® #A2226055

**\$684,900**

4 Bedroom, 3.00 Bathroom, 1,040 sqft

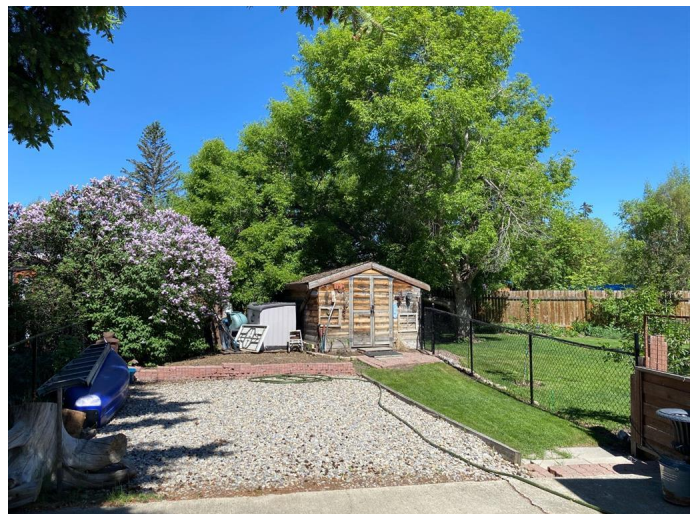
Residential on 0.18 Acres

Ogden, Calgary, Alberta

**\*OPEN HOUSE SUNDAY JUNE 15, 1-3pm\***

Welcome to this charming 4-level split in the desirable and conveniently located community of Lynnwood. Nestled on an expansive lot with a lush, park-like backyard, this property offers a rare combination of indoor comfort and outdoor serenity. Boasting 3+1 bedrooms and over 1,890 sq ft of developed living space (1,040 sq ft above grade + 851 sq ft on the lower levels), this home is ideal for families, gardeners, hobbyists, or anyone seeking a unique retreat in the inner city. The versatile layout provides space for both entertaining and quiet relaxation, with multiple levels to suit a variety of needs. The third level includes a cozy family room with wood-burning fireplace, flex area and 2-piece bath, while the fourth level boasts a large hobby room, 4th bedroom, utility room and an extensive crawl space for extra storage. Step outside to a massive backyard oasis, complete with mature trees, a greenhouse, dedicated garden area, and a large shed/man cave—perfect for weekend projects, storage, or a private getaway space. Located in a friendly, established neighbourhood known for its green spaces and community feel, this property offers excellent access to schools, parks, amenities, and major routes. Whether you're looking to put down roots or invest in future potential, this Lynnwood gem is a must-see!

Built in 1975





## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2226055      |
| Price          | \$684,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,040         |
| Acres          | 0.18          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 111 Lynnbrook Bay Se |
| Subdivision | Ogden                |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2C 1S7              |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | RV Access/Parking, Additional Parking, Concrete Driveway, Parking Pad |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Storage   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Brick Facing, Family Room, Wood Burning   |
| Has Basement      | Yes   |
| Basement          | Finished, See Remarks   |

## Exterior



|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Garden, Other             |
| Lot Description   | Cul-De-Sac, Irregular Lot |
| Roof              | Asphalt Shingle           |
| Construction      | Wood Frame                |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 13             |
| Zoning         | R-C2           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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