

# \$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 SATURDAY JUNE 21, 1-4pm\* 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	Additional Parking, Concrete Driveway, Parking Pad, RV Access/Parking

## 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	20
Zoning	R-C2

### **Listing Details**

Listing Office	Real Broker
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