

# \$899,900 - 91 Lynx Lane, Rural Rocky View County

MLS® #A2205484

**\$899,900**

3 Bedroom, 3.00 Bathroom, 1,602 sqft

Residential on 0.24 Acres

Springbank Links, Rural Rocky View County, Alberta

Tucked away in a quiet cul-de-sac, 91 Lynx Lane offers a rare opportunity to live right on the 13th fairway of Springbank Links Golf Course. This charming bi-level home blends classic design with breathtaking views of the Bow River Valley, the Calgary skyline, and the rolling foothills. Whether you're an avid golfer or simply seeking a serene, picturesque neighborhood, this home delivers peace, privacy, and direct access to nature's™ best.

Inside, the main level features an open-concept living area with vaulted ceilings, creating an expansive, airy feel. Large windows frame the fairway views, while a gas fireplace in the living room adds warmth and ambiance. The spacious kitchen is perfect for entertaining, complete with a large island for gathering and a skylight that bathes the space in natural light.

The primary suite is a true retreat, featuring a walk-in closet with custom organizers and a luxurious ensuite with a double vanity, jetted tub, and a separate glass-enclosed shower—the perfect place to unwind after a long day.

The lower level is designed for relaxation and entertainment, featuring two additional bedrooms, a full bathroom, and a dry bar, making it ideal for hosting guests or creating the ultimate recreation space. Step outside



onto the expansive deck, finished with Duradeck flooring and sleek glass railings, where you can take in the stunning golf course views while enjoying your morning coffee or evening sunset.

For car enthusiasts and outdoor adventurers, the heated triple garage provides ample space for vehicles, a boat, or additional storage, ensuring both convenience and functionality.

Just a short stroll away, the Springbank Links clubhouse offers dining, craft beer, and year-round community events.

Even if you’re not a golfer, you’ll appreciate the tranquility, open green spaces, and welcoming community that make 91 Lynx Lane a truly special place to call home.

Built in 1997

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205484    |
| Price          | \$899,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,602       |
| Acres          | 0.24        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 91 Lynx Lane     |
| Subdivision | Springbank Links |

|             |                         |
|-------------|-------------------------|
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 1B8                 |

### **Amenities**

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Clubhouse, Golf Course                                        |
| Parking Spaces | 6                                                             |
| Parking        | Front Drive, Heated Garage, Insulated, Triple Garage Attached |
| # of Garages   | 3                                                             |

### **Interior**

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                 |
| Cooling           | None                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                       |
| Fireplaces        | Gas, Living Room                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                                                          |

### **Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Other                                                    |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, On Golf Course, Treed |
| Roof              | Asphalt Shingle                                          |
| Construction      | Brick, Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 25               |
| Zoning         | DC25,DC26        |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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