

# \$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, Treed, On Golf Course
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	6
Zoning	DC25,DC26

### **Listing Details**

Listing Office	eXp Realty
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