

127 Lynnviev Way SE  
Calgary, Alberta

MLS # A2284822



# \$585,000

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

FULLY RENOVATED!! OVERSIZED DRIVEWAY!! DETACHED HEATED BACKYARD LOFT/STUDIO!! FINISHED BASEMENT!! MASSIVE DECK!! 5 BEDROOMS!! 2 BATHS!! 2060+ SQFT OF LIVING SPACE!! Welcome to this beautifully renovated home in Ogden offering smart use of space inside and out. The main floor features a bright living area with a gas fireplace, a functional kitchen, and direct access to the HUGE BACK DECK. Upstairs offers two bedrooms and a full bathroom. The FINISHED BASEMENT adds extra living space with rec area, additional bedrooms, a bathroom, and laundry. The standout feature is the DETACHED BACKYARD LOFT / STUDIO &mdash; fully HEATED and WIRED FOR ELECTRICAL &mdash; perfect for a home office, gym, kids&rsquo; playroom, or creative space. A rare bonus that gives you flexible space without crowding the main house. UNIQUE BACKYARD LOFT + HUGE DRIVEWAY &mdash; A MUST SEE!!