

1860 Lysander Crescent SE
Calgary, Alberta

MLS # A2250755



\$524,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,229 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	On Street, Parking Pad, Paved, Side By Side		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Street Frontage		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Storage, Vinyl Windows		

Inclusions: N/A

BEAUTIFULLY MAINTAINED BUNGALOW | ACROSS FROM PARK | FULLY FINISHED | QUIET CUL-DE-SAC | ORIGINAL OWNERSHIP Welcome to Lysander Crescent in Lynnwood Ridge, where pride of ownership is evident at every turn. This original-owner bungalow has been lovingly maintained and offers over 2,446 sq. ft. of developed living space with 3+1 bedrooms, 3 bathrooms, and an oversized paved front parking pad—all tucked away on a tranquil, family-friendly street directly across from a park. The main level features a bright, timeless layout with oversized newer windows that fill the home with natural light. You’ll love the warmth of the gleaming hardwood floors, the charm of the semi-formal dining room, and the inviting living room with a beautiful brick wood-burning fireplace and raised black slate hearth. The spacious kitchen is designed for family living and entertaining, complete with solid wood cabinetry, newer stainless steel appliances, a classic window over the sink, and easy access to the side entry. This level includes three comfortable bedrooms, including a spacious primary suite with its own private 2-piece ensuite and closet. A remodeled 3-piece bathroom with updated shower and ample closet space add to the functionality of this floor. Downstairs, the fully finished lower level offers exceptional versatility. The highlight is the massive 28' x 18' recreation room, ideal for family gatherings, games, or a home theatre, complete with a built-in dry bar. You’ll also find a den/bedroom, full bathroom, a dedicated laundry/utility area, and a substantial storage room for seasonal items or future customization. Step outside to your private backyard oasis featuring a 15' x 15' concrete patio and extra off-street parking—perfect for BBQs, relaxing, or weekend projects. The east-facing covered front porch makes an ideal

spot for morning coffee while enjoying views of the park across the street. This home truly is the complete package—nestled in a quiet cul-de-sac, close to parks, schools, shopping, transit, and just minutes to downtown. Whether you’re upsizing, downsizing, or investing, this rare bungalow checks all the boxes. Don’t miss your chance—call your friendly REALTOR® today to schedule a private tour of this exceptional home!