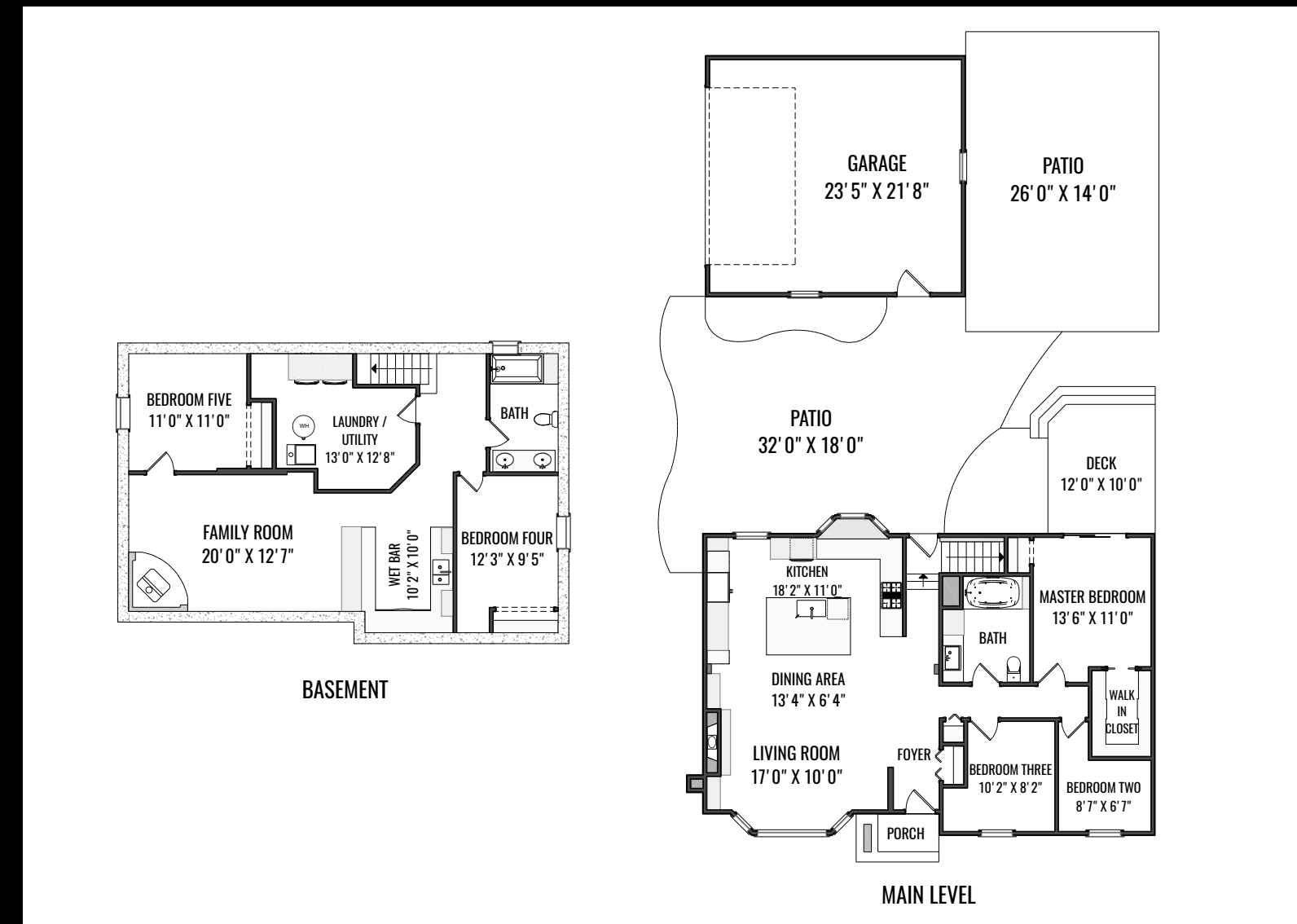


Welcome Home to

6343 Lynch Cres SW



MLS: C4273693
Year Built: 1961
Total SqFt: 1,151
bedrooms: 5
bathrooms: 2
Parking: 2/Double Garage Detached
Type: Detached
Style: Bungalow
Sub-Area: Lakeview

Goods Included

Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, See Remarks, Stove-Countertop Gas, Washer

Chris Zaharko

Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER



Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Featured Upgrades

Main Level

- complete kitchen re-model including installation of load bearing I-beam to create an open floor plan
- all new cabinets and appliances (stainless steel fridge, wall-oven, microwave, dishwasher, gas cooktop, hood fan)
- new huge 8' x 5' granite island with large copper sink
- tongue and groove white-washed cedar ceiling with led pot lights in the kitchen
- original Hardwood floors were re-finished in 2019.
- new Napoleon 60" electric fireplace with built in shelving

Master Bedroom

- large master closet with new built-in cabinets
- sliding patio doors walking out to a west facing sun deck

Downstairs

- completely refinished basement with all new engineered hardwood floor
- wood burning stove fireplace was re-finished with river rock feature wall
- built in Polk-Audio speaker system
- large bathroom with in-floor heating and new double vanity
- bar in basement has new cabinets with butcher block counter tops; built-in keg-erator with CO2 system and beer tap & custom wine rack
- new hot water tank in 2018

Garage

- walls have been insulated and dry-walled
- ceiling spray foam insulated
- built-in dog house under the work bench with doggy door in and out of the garage

Yard

- fenced in dog-run
- storage shed on side of the house
- new sun deck built off of master suite

Beautifully upgraded home in the desirable community of Lakeview! With just under 2300 square feet of living space this home is perfect for a growing family with 3 beds up and 2 down. The fully remodeled kitchen features stainless steel appliances, granite counter tops, copper sink and whitewashed cedar ceilings. This homes original hardwood was re-finished in 2019. The living room with 60" electric fireplace and built-ins makes this the perfect spot to settle in. The master bedroom features sliding doors onto a west facing sun deck and walk-in closet with built-in cabinets. The basement offers engineered hardwood floors, a wood burning stove against a beautiful river rock feature wall and built-in Polk Audio speakers. If you love to entertain you'll love the bar with its built-in keg fridge, butcher block counter tops and custom wine racks. The back patio has plenty of space to entertain. Dog lovers will appreciate the fenced dog run complete with a doggy door which leads inside the garage to the dog house. Walking distance to schools, MRU, and steps to transit. Close to all amenities.

