



THE
A-TEAM

**RE/MAX
FIRST**

111 LAKE TAHOE Green, Calgary T2J 4X6

MLS®#: **A2114131**

Area: **Lake Bonavista**

Listing Date: **03/14/24**

List Price: **\$1,299,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Lot Information

Lot Sz Ar: **7,491 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,768**
Low Sqft:
Ttl Sqft: **1,768**

DOM

66

Layout

Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Street Lighting,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`0" x 10`8"
Living Room	Main	19`3" x 12`3"
Family Room	Main	17`2" x 11`10"
Game Room	Basement	19`10" x 17`2"
Storage	Basement	11`8" x 10`3"
Other	Basement	7`4" x 6`0"
Bedroom	Main	12`0" x 9`10"

Room	Level	Dimensions
Dining Room	Main	11`0" x 9`0"
Exercise Room	Basement	19`8" x 19`6"
Cold Room/Cellar	Basement	6`2" x 4`10"
Laundry	Main	12`0" x 8`0"
Furnace/Utility Room	Basement	12`0" x 10`0"
Bedroom - Primary	Main	21`2" x 13`4"
Bedroom	Main	10`8" x 9`10"

Bedroom
4pc Bathroom

Basement
Main

13`2" x 10`2"
9`0" x 5`0"

4pc Bathroom
4pc Ensuite bath
Legal/Tax/Financial

Basement
Main

9`6" x 9`6"
13`2" x 6`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7610009

Remarks

Pub Rmks:

Luxuriant elegance and a lakeside lifestyle await in this stunningly remodeled Lake Bonavista bungalow. Set on a peaceful corner and across from a park, exquisite details begin with the exterior, where soffit lighting and exposed beams create a unique aesthetic. A large entry opens to a bright and airy living room. Hank-hewn hardwood plank flooring anchors the space with a beautifully rustic touch. The adjacent dining area enjoys a sunny window and statement lighting to set the perfect mood for your dinner parties. In the kitchen, pristine expanses of white quartz are sure to catch your eye, and this remodeled gourmet oasis has the family chef in mind with top-of-the-line Wolf gas range and Wolf microwave drawer. Full-height cabinets, subway tile backsplashes, and a custom hood fan all enhance the sleek ambiance, which forms a stylish contrast with dark pantry cabinets and a hidden-panel Sub Zero refrigerator and Sub Zero freezer drawers. The family room invites you to relax next to the wood-burning fireplace in a custom herringbone tile hearth. In warm weather, open the door and allow your gatherings to spill out into the southwest backyard. Down the hall, a serene primary suite is a private sanctuary with French doors that step out to the deck. A hanging barn door yields a walk-in closet, while a decadent ensuite includes dual sinks and a spectacular custom shower with amazing tile work, a rainfall showerhead and separate body spray, and a bench. Both secondary bedrooms are generous and feature large closets. The main bathroom has also been renovated with the same attention to detail found throughout this phenomenal home. At the back door, you will find extensive custom built-ins perfect for organizing your outerwear, and a laundry area here is convenient. Downstairs, the finished basement is the ultimate leisure zone. The rec area has a gas fireplace that levels up movie nights and a reading nook could also hold a games table. Paneled walls add a classy speakeasy vibe as you grab a stool at the wet bar, which also has a pantry. A gym is ready for your fitness equipment or hobby set up, while a den and bedroom are connected in a wonderful layout for older kids or guests. There is another full bathroom here, as well as tons of storage space. Outside, the deck runs the length of the house with space for outdoor living, dining, grilling, and more...and being on a corner lot with a back alley, you have no direct neighbours to interrupt your quiet evenings. Within blocks, you can access all the amenities of Lake Bonavista, including the community association, the beach, and a range of recreation options. There are several schools in this area, and Fish Creek Park is also in walking distance. Nearby, The Promenade at Lake Bonavista offers shopping and dining options, and a short drive will take you to the plethora of shops lining Macleod Trail, which also provides a quick commute to downtown. See this one today!

Inclusions:
Property Listed By:

**Shed, alarm (no monitoring package)
RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













