



THE
A-TEAM

**RE/MAX
FIRST**

1445 LAKE ONTARIO Drive, Calgary T2J4Y6

MLS®#: **A2117663**

Area: **Lake Bonavista**

Listing Date: **03/26/24**

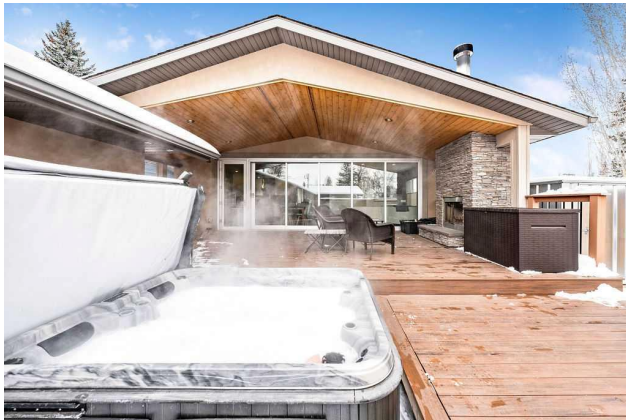
List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Calgary

Year Built:

1975

Lot Information

Lot Sz Ar:

6,512 sqft

Lot Shape:

irregular shape lot

Finished Floor Area

Abv Sqft:

1,107

Low Sqft:

Ttl Sqft:

1,107

DOM

54

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,City Lot,Corner Lot,Lake,Landscaped,Private,See Remarks

Double Garage Detached,Garage Door Opener,Garage Faces Side,Gravel Driveway,Heated Garage,Insulated,Oversized,RV Access/Parking,See Remarks

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Lighting,Private Yard**

Construction:

Stucco

Flooring:

Ceramic Tile,Cork,Hardwood,Slate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer,ENERGY STAR Qualified Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`7" x 4`0"
Dining Room	Main	8`1" x 9`2"
Bedroom - Primary	Main	10`3" x 12`4"
Bedroom	Main	10`6" x 9`9"
Game Room	Lower	12`0" x 11`10"
Hobby Room	Lower	12`5" x 7`10"
4pc Bathroom	Main	5`0" x 8`0"

Room	Level	Dimensions
Living Room	Main	12`6" x 15`2"
Kitchen	Main	12`10" x 13`1"
Bedroom	Main	13`3" x 8`9"
Family Room	Lower	25`7" x 12`0"
Den	Lower	9`7" x 8`7"
3pc Bathroom	Lower	12`4" x 8`10"
2pc Ensuite bath	Main	5`0" x 4`0"

Covered Porch	Main	20`0" x 16`8"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	7610029	Zoning: R-C1	Remarks
Pub Rmks:	Welcome to this thoughtfully remodeled gem with Lake Access in beautiful Lake Bonavista. As soon as you step through the door you can't help but notice the entire wall of Thermal Aluminum windows that open up onto an outstanding out door covered living space, complete with wood burning fireplace, 2 large decks and a salt water hot tub that runs seamlessly on a spa-boy system. The entire outside of this home was furred out during the remodel to allow for additional insulation to both the home and garage and the home also had extra attic insulation blown in for a more energy efficient home. Updated electrical throughout the home and garage with LED lighting. The overhead wires have been rerouted and now go underground from the garage to the home. Bright modern kitchen features a Blue Star gas range and Miele dishwasher. Lots of cupboard and storage space including the pantry with slide out shelving. Garage is oversized, insulated and heated. Newer fencing, retaining wall and a lovely wall of towering Aspens giving you extra privacy in your outdoor oasis. Poured aggregate steps and porch plus patio behind the home, off street RV parking, the list just goes on.		
Inclusions: Property Listed By:	Salt Water hot tub and equipment MaxWell Capital Realty		

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



