



8 LAKE LUCERNE Close, Calgary T2J 3H8

MLS®#: **A2138724** Area: **Lake Bonavista** Listing Date: **06/05/24** List Price: **\$1,599,990**
 Status: **Pending** County: **Calgary** Change: **-\$100k, 13-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **5,791 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,188**
 Low Sqft:
 Ttl Sqft: **2,188**

DOM

27
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Other,Private,Rectangular Lot,See Remarks**

Park Feat:

Alley Access,Double Garage Detached,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Other,Private Entrance,Private Yard**

Construction: **Other,Wood Frame,Wood Siding**
 Flooring: **Carpet,Other,See Remarks,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Soaking Tub,Storage,Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`3" x 7`10"	Living Room	Main	17`10" x 13`7"
Office	Main	13`5" x 10`1"	Dining Room	Main	10`5" x 20`4"
Kitchen	Main	13`0" x 16`5"	Mud Room	Main	8`4" x 8`1"
2pc Bathroom	Main	4`7" x 5`6"	Bedroom - Primary	Upper	14`8" x 15`6"
5pc Ensuite bath	Upper	13`3" x 8`4"	Walk-In Closet	Upper	9`3" x 6`7"
4pc Bathroom	Upper	4`11" x 8`5"	Bedroom	Upper	10`5" x 14`1"

Bedroom
Game Room
4pc Bathroom
Walk-In Closet

Upper
Basement
Basement
Basement

10`4" x 12`4"
11`1" x 16`3"
7`5" x 4`11"
7`5" x 4`9"

Bedroom
Other
Bedroom
Furnace/Utility Room

Upper
Basement
Basement
Basement

16`8" x 12`5"
11`2" x 10`1"
11`1" x 9`9"
11`1" x 14`1"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

955LK

Zoning:
R-C1

Remarks

Pub Rmks:

Stunning fully renovated 2 storey estate home FRONTING A PARK in the highly sought after community of Lake Bonavista featuring a total of 5 bedrooms, 4 bathrooms, a fully developed basement & an oversized double detached garage. Striking exterior with contrasting white siding & black windows/trim, durable aggregate stairway, lush grass & mature trees. Boasting over 3040 square feet of custom, high-end design, this bright and alluring home is nothing short of clean and striking, offering tons of natural light finished in a appealing contemporary farmhouse style. The heart of the home features a gourmet chef's kitchen completed with clean lines, quartz island, sleek white, black & grey cabinets, high-end appliance package including a gas stove & built in double wall ovens. Contrasting gold & black hardware, elegant lighting and woodwork add to the elegance throughout. The spacious main floor offers a dining area open to the kitchen & features an ultra sleek electric fireplace. The main level also boasts a den/home office that could easily double as a guest room or playroom. The yard is fully fenced and offers a lawn, exposed aggregate patio & access to your double detached garage. The main floor is finished with a large customized mudroom and convenient laundry room complete with built in storage and cabinets. The upper level contains the sleeping quarters, with a right primary bedroom with an incredible spa-like ensuite & customized dream walk-in closet. The ensuite boasts dual vanities, soaker tub, glass shower and floor to ceiling tile work. The upper level also contains 2 good sized bedrooms & a full 4 pc. bathroom. The basement retreat also offers 2 bedrooms & full 4 pc. bathroom, a large rec room with fireplace, dream wet bar which makes for a perfect retreat for overnight guests or family members. Lake Bonavista is a secluded & quiet community with private lake. This is a perfect opportunity for a growing family to settle into one of Calgary's best lake communities. Book your private viewing today!

Inclusions:
 Property Listed By:

N/A
eXp Realty

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











