



THE
A-TEAM

**RE/MAX
FIRST**

188 LAKE ADAMS Crescent, Calgary T2J 3N3

MLS®#: **A2139040** Area: **Lake Bonavista** Listing Date: **06/06/24** List Price: **\$1,475,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1981** Abv Sqft: **2,029**
Lot Information Low Sqft:
 Lot Sz Ar: **6,103 sqft** Ttl Sqft: **2,029**
 Lot Shape:

DOM

22
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Treed**
 Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas,Zoned**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	16`0" x 10`6"	5pc Ensuite bath	Second	12`2" x 10`8"
Bedroom	Second	11`1" x 10`1"	Bedroom	Second	10`7" x 10`5"
5pc Bathroom	Second	8`4" x 7`7"	Office	Main	11`5" x 9`3"
2pc Bathroom	Main	4`10" x 4`7"	Bedroom	Basement	11`9" x 12`0"
4pc Bathroom	Basement	9`3" x 4`11"	Family Room	Main	16`4" x 11`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1483LK

Zoning:
R-C1

Remarks

Pub Rmks:

Fully renovated family home in Lake Bonavista! This home was stripped down to the studs and completely redone inside and out. You will appreciate the thoughtful design and great craftsmanship from the moment you walk in the front door and see the wide-open concept highlighted by the large windows. The main floor consists of a breathtaking kitchen, living room, dining area, family room, office, 2-pc washroom, and a laundry/mudroom leading to the garage. Upstairs you will find a full washroom, 2 large kid's bedrooms, a huge master bedroom with walk-in closet and a to-die-for ensuite. The basement features a large recreation room with a custom TV center, full bathroom, playroom, bedroom, and the utility room. The private backyard is an oasis that features a 2-tier deck, stamped concrete walkway, no maintenance shed, and mature trees that shelter the lawn. Renovation list includes new Hardie siding, new soffit, fascia and eaves, new windows, new shingles, 2 zone furnace, and a new on-demand hot water unit. Come take a look, you won't be disappointed!

Inclusions:
Property Listed By:

**Fridge, stove, dishwasher, microwave, washer, dryer
Blackstone Realty**

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









