



THE
A-TEAM

**RE/MAX
FIRST**

532 LAKE MORaine Green, Calgary T2J 3A3

MLS® #: **A2143960** Area: **Lake Bonavista** Listing Date: **06/24/24** List Price: **\$2,595,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **9,095 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,357**
 Low Sqft:
 Ttl Sqft: **3,357**

DOM

10
Layout
 Beds: **5 (3 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey Split**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Landscaped,Rectangular Lot,Views,Waterfront**
 Park Feat: **Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dock,Garden**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Refrigerator,Trash Compactor,Washer,Window Coverings**
 Int Feat: **Bar,Bookcases,Built-in Features,Chandelier,Crown Molding,French Door,Kitchen Island**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Breakfast Nook	Main	14`5" x 8`3"	Dining Room	Main	13`5" x 13`1"
Living Room	Main	18`10" x 18`11"	Family Room	Main	28`11" x 20`1"
Foyer	Main	12`8" x 10`5"	Kitchen	Main	14`3" x 10`2"
Laundry	Main	9`8" x 11`1"	Office	Main	10`1" x 11`0"
4pc Bathroom	Main		Loft	Upper	14`0" x 13`0"
Bedroom	Upper	15`3" x 12`1"	Bedroom	Upper	10`2" x 12`1"

5pc Bathroom
Family Room
Bedroom
3pc Ensuite bath

Upper
Basement
Basement
Basement

16`4" x 28`10"
14`6" x 10`6"

4pc Ensuite bath
Den
Bedroom
Bedroom - Primary

Upper
Basement
Basement
Upper

13`3" x 13`10"
14`6" x 11`2"
29`6" x 16`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

152LK

Remarks

Pub Rmks: **A lakefront home in Lake Bonavista presents you with one of the most rare & prestigious addresses in the city. Lake Bonavista offers only 53 lakefront homes & Lake Moraine Green is one of the best & most private locations as it's almost right in the centre of the lake. There is a very limited number of opportunities to live here. As an owner on Lake Bonavista, you get exclusive use from your own private dock. This inner city sanctuary is proudly & carefully maintained. Enjoy entertaining your friends & family while overlooking the lake. Dock your boat here, or cast your fishing line into the lake which is regularly re-stocked with trout. Head out to the island which is right across from you to enjoy a picnic. In the summer, watch herons, eagles, osprey, pelicans, ducks & loons. In the winter, homeowners will shovel out rinks for hockey. A path around the lake is also great for skating. Some owners will cross country ski as well. This is like living in an inner city home & cottage - many friends & guests of the owners have likened this to the Muskoka's in Ontario! This is a quiet & serene property that makes you feel far away from the hustle and bustle of the city. These long time owners are only the 2nd owners, & have maintained this home beautifully. It's meticulous. Offering almost 4800 square feet of space, this home caters well to established or growing families. This home blends classic, timeless design, meticulous maintenance, & utmost attention to detail. The main level has all of the elements. Large principal rooms featuring several views of the lake. Large formal living room, spacious eat-in kitchen, formal dining room, family room & office. There is also a full bathroom on this level for families & guests coming off of the lake - very convenient. Huge primary suite on the upper level also offers stunning views of the lake & features a large ensuite. The upper level also has 2 additional bedrooms, large family bathroom & a library/loft which is a perfect homework area. The basement features a second kitchen, full bathroom & bedroom - perfect for a teenager or a nanny. Extensive storage, flex spaces & cold room as well. The gorgeous backyard gets loads of sun. Ample deck, patio & dock space to enjoy the views. Heated, triple garage with loads of space for a workshop. The garage has running water & a drain to conveniently wash your vehicles. Lake Moraine Green also has a green space out front which is great for children to play on, & offers an additional layer of privacy to this premium location. This is a very rare & exceptional opportunity. Please check the video walkthrough and virtual tour.**

Inclusions: **2 Paddle Boats, Row Boat, Shed, Workbenches in Garage, TV mount in Kitchen, Microwave in Basement, Picnic Table**
Property Listed By: **RE/MAX First**

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













