



THE
A-TEAM

**RE/MAX
FIRST**

1028 LAKE ONTARIO Drive, Calgary T2J 3K2

MLS® #: **A2153228** Area: **Lake Bonavista** Listing Date: **08/08/24** List Price: **\$1,295,888**
 Status: **Active** County: **Calgary** Change: **-\$53k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1973** Abv Sqft: **1,506**
Lot Information Low Sqft:
 Lot Sz Ar: **6,964 sqft** Ttl Sqft: **1,506**
 Lot Shape:

DOM

41
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Lane,Landscaped,Level,Views**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Siding**
 Heating: **Central,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Garden,Rain Gutters** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Storage,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`6" x 14`5"	Walk-In Closet	Main	6`2" x 11`0"
Living Room	Main	22`6" x 29`4"	Kitchen	Main	19`4" x 8`6"
Dining Room	Main	9`11" x 10`7"	Bedroom	Main	9`6" x 13`1"
5pc Ensuite bath	Main	9`6" x 14`9"	4pc Bathroom	Main	7`10" x 4`11"
4pc Bathroom	Basement	7`7" x 4`11"	Wine Cellar	Basement	7`5" x 4`11"
Bedroom	Basement	11`0" x 11`4"	Bedroom	Basement	11`0" x 11`4"
Laundry	Basement	11`1" x 5`11"	Game Room	Basement	31`1" x 33`10"

Furnace/Utility Room

Basement

11`3" x 7`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1230LK

Zoning:

R-C1

Remarks

Pub Rmks:

"Discover your dream home with stunning East-Facing city views and a perfect blend of modern elegance and timeless charm. Don't miss the opportunity to make it yours!" Welcome to this exquisitely renovated bungalow located in the highly coveted Lake Bonavista community in SE Calgary. Nestled on a spacious lot, this home boasts an unobstructed east view from the inviting front patio, offering a perfect blend of modern comfort and serene natural beauty. Step inside to discover a bright and airy open-concept main floor, featuring a generous family room, a contemporary kitchen island, and a stylish dining area—ideal for both everyday living and entertaining. The master bedroom serves as a private retreat, complete with a walk-through closet and a luxurious 5-piece ensuite that includes a freestanding tub and a jet shower. An additional bedroom on the main floor provides versatile space for family or guests. The main level is further enhanced by a dedicated laundry room, an additional 3-piece washroom, and a practical entry closet for jackets and shoes. The fully developed lower level continues to impress with a spacious family room featuring a wet bar, perfect for relaxation and gatherings. Two additional bedrooms offer ample space for family, guests, or a home office, while a well-appointed 3-piece washroom ensures convenience and comfort. This level also includes a convenient basement laundry room, adding to the home's practicality. Renovated in 2024, this property features all-new HVAC systems, electrical, plumbing, framing with work completed according to City of Calgary bylaws and permits. Modern finishes throughout provide a fresh, contemporary feel. Outside, the home features a fenced yard with an RV gate with concrete pad, renovated garage, ideal for recreational use and electric vehicles. Recent landscaping enhances the outdoor space, making it both appealing and functional. This exceptional property offers a unique opportunity in a sought-after lake community, combining modern updates with thoughtful design. Don't miss your chance to call this remarkable home your own.

Inclusions:

None

Property Listed By:

eXp Realty

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











