



THE A-TEAM

RE/MAX FIRST

16 LAKE NEWELL Green, Calgary T2J 2L8

MLS@#: A2157738 Area: Lake Bonavista Listing: 08/22/24 List Price: \$1,099,999
Status: Active County: Calgary Change: -\$50k, 11-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1973
Lot Information
Lot Sz Ar: 6,178 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,806
Low Sqft:
Ttl Sqft: 1,806

DOM

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

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Lot Feat: Back Lane, Few Trees, Landscaped, Level, Pie Shaped Lot
Park Feat: Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, In Garage Electric Vehicle Charging Station(s), Insulated, Oversized, Private Electric Vehicle Charging Station(s)

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: BBQ gas line, Fire Pit, Private Yard

Construction: Brick, Cement Fiber Board, See Remarks, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Smart Home, Stone Counters, Walk-In Closet(s), Wired for Data, Wired for Sound

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Dining Room, Bedroom - Primary, Kitchen, 2pc Bathroom, and Bedroom.

Bedroom
3pc Ensuite bath
4pc Bathroom
Game Room

Upper
Upper
Upper
Lower

9`4" x 8`10"

22`11" x 13`9"

Laundry
Bedroom
Bedroom
4pc Bathroom
Legal/Tax/Financial

Upper
Lower
Main
Lower

5`3" x 6`6"
10`11" x 10`8"
9`1" x 9`11"

Title:
Fee Simple
Legal Desc:

1426LK

Zoning:
R-C1

Remarks

Pub Rmks:

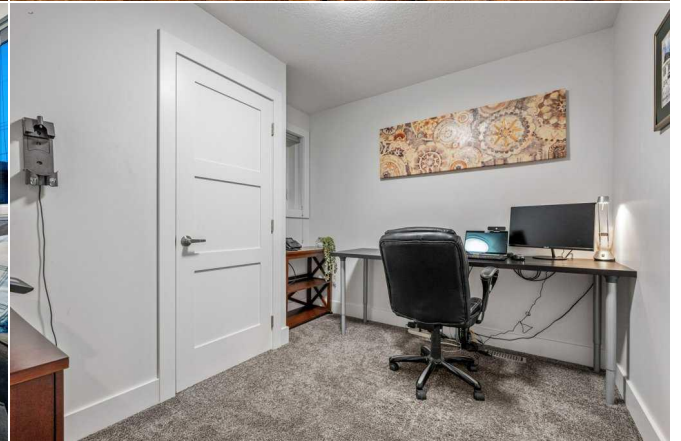
Have you always wanted to live in the beautiful neighbourhood of Lake Bonavista to enjoy the charm of an older home and large lot but have been reluctant to give up coveted modern features such as 9ft ceilings on both main and upper levels, an upper floor walk-in laundry room and modern building materials & design? This completely renovated and redesigned home has literally "raised the roof" to bring together the best of both worlds: classic, timeless design and the best in functionality, technology and building standards. This incredible 2 storey split floor plan offers 2400+ square feet of developed space & is an ideal plan for established or growing families. The centre piece of the main level is the beautifully renovated kitchen which features ample cabinets, leather granite counters, centre island, smart storage solutions & state of the art, stainless appliances. You'll love how the living and dining spaces provide defined areas but also an open feel that flows from room to room. The functional floorplan continues with a home office which can be used as a 5th bedroom, tucked away near the elegant 1/2 bath, and mudroom with custom built in cabinetry that leads to the heated, oversized attached garage with charging station for your electric vehicles. The 9ft ceilings continue on the spacious upper level with a king size primary suite with walk-in closet and gorgeous 3 piece walk-in shower ensuite. Relish in the convenience of an upper floor full laundry room. 2 more spacious bedrooms & a beautiful main bathroom completes this level. The lower level is bright & inviting with a great rec room including a projector and screen, a large bedroom, a 4 piece main bath and a tall crawl space with plenty of storage or development potential. Everything was done to the highest standards: all plumbing including sewer lines & back flow valve, electrical including the panel, new windows, new sub floors and every inch of drywall was replaced. The exterior was overhauled with Hardie board concrete siding, shingles, new doors & new windows. Patios in the front and back, a large deck off the dining space, and a mature yard includes an apple tree. Enjoy your summers with a fantastic above ground 18ft Swimming Pool complete with pool pump & filtration system. The Lake Newell area is well known for some of the nicest & friendliest neighbours in Lake Bonavista. There are only 5 green spaces west of Bonaventure Dr in Lake Bonavista and Lake Newell Green has one of them directly in front of this well situated east/west facing pie lot. Sam Livingston School is just a short walk & the walkover access to Southcentre Mall is at the end of the street. Multiple schools, amenities, shopping & only a short distance to the lake which offers swimming, boating, skating & sledding ... 365 days a year! It's no wonder people who come to this neighbourhood never want to leave. Your search for an executive, family home in Calgary's premier lake community ends here!

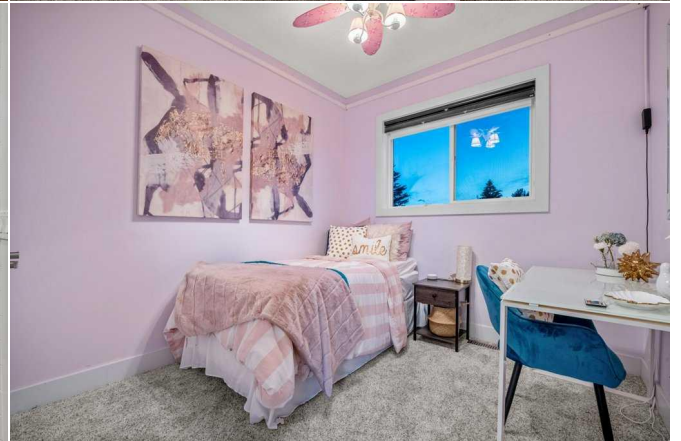
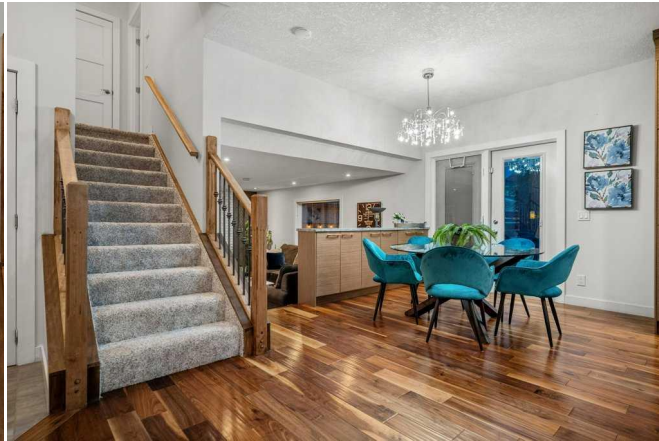
Inclusions:
Property Listed By:

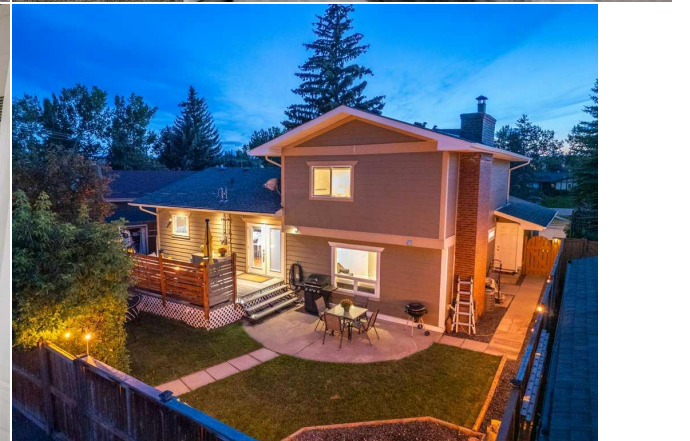
Swimming Pool - including pool pump and filtration system
RE/MAX First

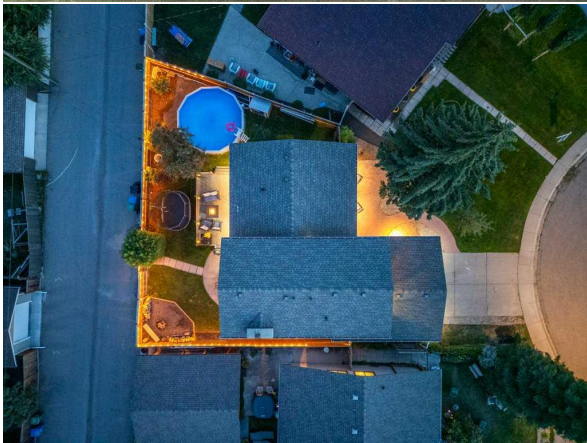
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











16 Lake Newell Green SE, Calgary, AB

Main Floor Exterior Area 1137.81 sq ft
Interior Area 1369.09 sq ft
Excluded Area 517.52 sq ft



PREPARED: 2024/06/21

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

16 Lake Newell Green SE, Calgary, AB

1st Floor Exterior Area 668.80 sq ft
Interior Area 925.83 sq ft



PREPARED: 2024/06/21

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

16 Lake Newell Green SE, Calgary, AB

Basement (Below Grade) Exterior Area 640.26 sq ft
Interior Area 521.46 sq ft
Excluded Area 417.56 sq ft



PREPARED: 2024/06/21

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.