



THE
A-TEAM

**RE/MAX
FIRST**

1023 LAKE BONAVIDA Drive, Calgary T2J 0N8

MLS®#: **A2160463**

Area: **Lake Bonavista**

Listing Date: **08/26/24**

List Price: **\$999,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**
Lot Information
Lot Sz Ar: **5,780 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,290**
Low Sqft:
Ttl Sqft: **1,290**

DOM

23
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Lighting,Private Yard**

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

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Gas Range,Microwave,Range Hood**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Recessed Lighting,Tankless Hot Water**
Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|----------|---------------|
| Living Room | Main | 21`8" x 13`3" |
| Dining Room | Main | 6`11" x 6`5" |
| 4pc Ensuite bath | Main | 9`3" x 7`10" |
| Foyer | Main | 6`11" x 5`0" |
| 4pc Bathroom | Main | 7`11" x 4`11" |
| Bedroom | Basement | 12`0" x 11`9" |
| 4pc Bathroom | Basement | 8`3" x 7`8" |

| Room | Level | Dimensions |
|----------------------|----------|----------------|
| Kitchen | Main | 14`3" x 13`10" |
| Bedroom - Primary | Main | 17`3" x 11`0" |
| Bedroom | Main | 13`4" x 11`10" |
| Mud Room | Lower | 6`11" x 6`0" |
| Family Room | Basement | 21`7" x 17`8" |
| Bedroom | Basement | 13`1" x 12`6" |
| Furnace/Utility Room | Basement | 12`8" x 8`1" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7888JK

Remarks

Pub Rmks: **Exceptional bungalow, 4 Bed 3 Bath on a sprawling corner lot in Lake Bonavista. This meticulously maintained, and updated residence. It offers a perfect blend of open concept living updates and cozy charm.As you enter, you'll be greeted by a spacious and inviting layout, all 4 bedrooms are oversized. Both upper bedrooms offer a walk in closet and ample storage space. The primary bedroom features a newly renovated ensuite bathroom with a luxurious steam shower, designed to provide a spa-like retreat. The entire home has been thoughtfully updated, ensuring contemporary comfort while preserving its timeless appeal. The centerpiece of the living area is a beautiful brick wood-burning fireplace, adding warmth and character to the generous living space. This home is extremely well kept, reflecting the care and attention given by its owners. Enjoy the expansive outdoor space, from the comforting front porch, to the gorgeous backyard. The large corner lot, ideal for entertaining, gardening, or simply relaxing in a serene environment, complete with custom landscaping, recent patio and new concrete work. Irrigation, and an amazing custom stone fireplace. Located in the prestigious Lake Bonavista community, you'll benefit from access to all the desirable amenities and recreational opportunities that make this area so desirable, especially the lake. This property presents a unique opportunity to experience the best of Lake Bonavista living.**

Inclusions: **Dishwasher, Microwave**
Property Listed By: **RE/MAX House of Real Estate**

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