



THE
A-TEAM

**RE/MAX
FIRST**

1436 LAKE ONTARIO Drive, Calgary T2J 3G6

MLS®#: **A2163132** Area: **Bonavista Downs** Listing Date: **09/05/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **-\$30k, 19-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1972** Abv Sqft: **1,018**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,831 sqft** Ttl Sqft: **1,018**
 Lot Shape:

DOM

14
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame,Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	18`8" x 12`7"	3pc Bathroom	Main	8`10" x 4`4"
4pc Bathroom	Main	9`5" x 4`11"	Bedroom	Main	10`0" x 12`5"
Kitchen	Main	12`0" x 13`5"	Living Room	Main	14`3" x 17`5"
4pc Bathroom	Basement	10`1" x 11`2"	Bedroom	Basement	14`6" x 11`2"
Family Room	Basement	18`3" x 21`0"	Laundry	Basement	13`2" x 17`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

907LK

Remarks

Pub Rmks: **** Open House Saturday September 21 @ 1 - 4 p.m.** Presenting this updated bungalow in the lovely, established community of Bonavista Downs. This well kept home offers almost 2000 sq. ft. of living space including the fully developed basement, a good-sized fenced yard and a heated double detached garage with a paved back lane. Walk in to the freshly painted, light-filled open concept living space with updated flooring throughout the main floor. The beautifully updated kitchen has custom cabinets, new stainless-steel appliances, double sinks and a bright east facing window looking out on to the back yard. There is a sliding door that can be used to close off the kitchen from the back door entrance way ****CREATING A SEPARATE ENTRANCE**** if desired for the developed basement. The main floor hosts a master bedroom with two closets and a nook with a window that could be used as an office space plus a full ensuite bathroom. A second bedroom and another full bathroom are also on the main floor. Walk down to the fully developed basement which includes a rec room and a third large bedroom (not egress) as well as a huge full bathroom with soaker tub. The spacious laundry and utility room includes plenty of additional storage area and a new 200 amp electrical panel (2022), brand new hot water tank (2024), furnace (2018) that has just been cleaned. The private, fenced back yard includes established trees, a grassy area, a shed for more storage and a gravel area that could be used for parking, a play structure or to expand the yard. The heated, double detached garage has two new garage doors (2021). Other updates include roof (2017, including detached garage), exterior paint (2024), and R12 insulation in the basement. This beautiful home has many schools nearby (K-12) and is within walking distance of the Bonavista Disc Golf Course, multiple off-leash dog parks, and numerous other playgrounds/parks and walking/bike paths. Take a 5-minute drive to South Center, The Fish Creek Public Library and TRICO Center. MacLeod Trail, Deerfoot Trail and Blackfoot are just a quick minute away.**

Inclusions:
Property Listed By: **Shed
CIR Realty**

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







