



THE
A-TEAM

**RE/MAX
FIRST**

428 135 Avenue, Calgary T2J 5E7

MLS®#: **A2164245**

Area: **Lake Bonavista**

Listing Date: **09/26/24**

List Price: **\$1,575,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar: **7,480 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
Park Feat: **Triple Garage Attached**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Bar,Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Soaking Tub**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`11" x 20`11"
Kitchen	Main	13`5" x 18`6"
2pc Bathroom	Main	5`3" x 5`4"
Office	Main	9`6" x 9`8"
5pc Ensuite bath	Second	12`1" x 10`5"
Bedroom	Second	10`3" x 12`8"

Room	Level	Dimensions
Foyer	Main	13`0" x 4`3"
Living Room	Main	17`7" x 11`11"
Mud Room	Main	6`10" x 7`2"
5pc Bathroom	Second	12`2" x 5`10"
Bedroom	Second	10`3" x 13`1"
Bedroom - Primary	Second	14`0" x 16`11"

Family Room
Walk-In Closet
Other
Bonus Room
Storage

Second
Second
Basement
Basement
Basement

19`10" x 14`1"
12`0" x 5`0"
7`7" x 6`0"
9`10" x 6`3"
6`6" x 6`6"

Laundry
4pc Bathroom
Bedroom
Media Room
Furnace/Utility Room

Second
Basement
Basement
Basement
Basement

9`7" x 9`10"
4`11" x 7`6"
9`8" x 11`0"
31`8" x 13`7"
16`2" x 11`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7611325

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to Lake Bonavista Estates!! This home is one of the few that has been completely rebuilt from the foundation up in 2010. The bright, open and airy floor plan allows for an abundance of natural light to come through the large windows. The build was completed with 2 x 6 framing, 9 ft upper ceilings, 8 ft basement ceilings & 18 ft vaulted living room. Driving up you will notice the side motor court (30 ft) is paved allowing for plenty of room for RV parking or a basketball game . The pavement also continues behind the back fence if you would like to store the RV more securely. Past the triple attached garage you will enter the house and notice the light open plan. The main floor design is perfect for entertaining with a stunning fireplace, giant gourmet kitchen with 7 ft granite Island, high end appliances, corner walk in pantry and loads of cabinet and counter space. There is a main floor office, a powder room, a large walk-in mudroom and closet off the garage. Upstairs is a wonderful central great room which creates nice space between the bedrooms, a laundry/sewing room complete with a wash sink. The primary suite is a generous size and the 5 pce ensuite & features a 4 x 4 glass shower with full body spray, his & hers sinks, large walk-in closet and a soaker tub. The 2 other bedrooms feature good sized closets and share a bathroom. The basement has been completed with a large theatre room , 84" projection screen, games area, wet bar, wine room, 4 th bedroom, 4 pce bathroom and a craft room. The back yard features a large wooden deck, a garden shed and plenty of room for the kids and pets to roam. Come and see what Lake Bonavista has to offer with schools, shopping, transit, LRT, restaurants and of course enjoy access to all the lake amenities with your lake card. You will never have to move again !!

Inclusions:
Property Listed By:

**garden shed (set on wood base)
Century 21 Bamber Realty LTD.**

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











