



THE
A-TEAM

**RE/MAX
FIRST**

13224 BONAVENTURE Drive, Calgary T2J5J7

MLS® #: **A2166513** Area: **Lake Bonavista** Listing Date: **09/19/24** List Price: **\$1,499,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar: **7,911 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Front Yard,Landscaped,See Remarks**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,295**
 Low Sqft:
 Ttl Sqft: **2,295**

DOM

17
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Brick,See Remarks**
 Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **See Remarks**
 Int Feat: **Bar,Kitchen Island,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Family Room	Main	20`6" x 15`8"
Kitchen	Main	19`7" x 14`1"	Pantry	Main	0`0" x 0`0"
Living Room	Main	16`3" x 13`8"	Bedroom	Upper	11`1" x 11`2"
Bedroom	Upper	9`5" x 9`9"	Laundry	Upper	0`0" x 0`0"
Bedroom	Upper	9`5" x 9`7"	5pc Bathroom	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	15`11" x 11`4"	5pc Ensuite bath	Upper	0`0" x 0`0"
Walk-In Closet	Upper	0`0" x 0`0"	Bedroom	Basement	9`11" x 10`10"

**Game Room
Flex Space**

**Basement
Basement**

**20`3" x 13`5"
12`11" x 6`7"**

**4pc Bathroom
Flex Space**
Legal/Tax/Financial

**Basement
Basement**

**0`0" x 0`0"
15`3" x 10`9"**

Title:
Fee Simple
Legal Desc:

7710744

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to luxury living in Lake Bonavista Estates! This 2295 sq ft 2-storey home offers 5 bedrooms and 4 baths and has undergone a complete renovation taken down to the studs. The main floor boasts an open design with white oak engineered hardwood flooring and a versatile front living room that can also be enjoyed as a large dining room. The main floor also includes a stylish custom alder desk with shelves for a bright and cozy workspace. The spacious bright dining area opens to a large cedar deck for additional outdoor dining and entertainment. The kitchen is a culinary delight with high-end custom cabinetry from floor to ceiling, a 10 ft. alder island with loads of storage, built in microwave drawer, and a wine/beverage fridge, quartz countertops, \$30,000 Jenn-Air RISE appliance package, and a convenient butler's pantry equipped with a second fridge. The beautiful and spacious family room features custom alder shelving and cabinetry, and a top-of-the-line gas fireplace with additional venting to evenly heat this welcoming space. This massive family room extends out to a large patio overlooking a huge private backyard with plenty of space for multiple activities. The primary suite impresses with a custom feature wall, spacious walk-in closet with laundry, and a lavish 5-piece ensuite with heated floors. The 2nd floor also hosts 3 additional bedrooms, a main bath with double sinks and heated floors, and a convenient second laundry room with heated floors. The basement is an entertainer's haven with a glass walled gym, large recreation room, fireplace, wet bar with a wine/beverage fridge, 5th bedroom, and a 3 piece bathroom with heated floors. Beyond the exceptional interior, this home offers a large front cedar porch with a privacy wall and extensive cedar soffits, creating a charming and inviting entrance where you can sit and enjoy the evening sunset sky. New sod enhances the landscaped front and back yards completing this extraordinary home. Additional highlights include window coverings, a new high efficiency furnace, new hot water tank, AC, and a heated garage with 100 sq ft of storage space. Just steps away from Fish Creek Park and close to schools, shopping, churches, and Bonavista Lake.

Inclusions:
Property Listed By:

**Call seller directly.
Honestdoor Inc.**

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











