



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1211 LAKE TWINTREE Drive, Calgary T2J 2W9**

MLS®#: **A2167544**      Area: **Lake Bonavista**      Listing Date: **09/20/24**      List Price: **\$1,199,000**  
 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: **5,597 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,400**  
 Low Sqft:  
 Ttl Sqft: **1,400**

DOM

**8**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **8**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Many Trees,Private,Treed**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard,Lighting,Private Yard,Storage**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Microwave,Range,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Double Vanity,French Door,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Storage,Vinyl Windows,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	4`11" x 11`8"
Bedroom	Main	14`1" x 10`6"
Dining Room	Main	7`7" x 8`8"
Living Room	Main	19`6" x 11`10"
Bedroom	Basement	11`1" x 11`2"
Bedroom - Primary	Main	14`3" x 11`8"

Room	Level	Dimensions
3pc Bathroom	Main	10`7" x 5`0"
Bedroom	Main	10`7" x 11`7"
Kitchen	Main	19`5" x 15`7"
3pc Bathroom	Basement	5`6" x 11`3"
Bedroom	Basement	10`4" x 13`2"
Laundry	Basement	10`3" x 6`7"

Family Room

Basement

36`11" x 26`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**346LK**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **This elegant 3+2 bedroom custom bungalow is nestled in the Lake Community of Lake Bonavista. Located on a corner lot with desirable South and West backyard and Double detached garage. The main floor plan accommodates 3 bedrooms, living room, dining, kitchen, 2 full bathrooms and a walk in pantry. The spectacular kitchen boasts high-end Cafe appliance package that includes gas range, refrigerator, dishwasher, microwave and stunning designer granite. The living room features a modern electric fireplace with oak shelves and custom built-in. When you go out the side door you step down to the West backyard private patio, with beautiful large trees and access to the garage. The luxurious primary suite features a large front window and French doors leading to a walk-in closet and a 4 piece ensuite bathroom. Basement is fully developed and boasts a large family/ recreation with a custom buit in media wall, a cold bar, children's play nook, the laundry room of your dreams, full bathroom and 2 bedrooms. As you can see this home has been very tastefully upgraded with stunning design features. Some of the items you cant see that have also been upgraded are; Furnace, Hot water tank, windows and doors, all plumbing and electrical, exterior Hardy board, and all drywall, exterior deck, concrete and sod. Lake Bonavista is one of the best lake communities in the city, Walking distance to the plethora of parks and schools and the lake is down the street! This home is not like anything else you have seen, so you must come check it out!**

Inclusions:  
Property Listed By: **NONE**  
**Royal LePage Benchmark**

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



















