



THE
A-TEAM

**RE/MAX
FIRST**

20 LAKE LUCERNE Close, Calgary T2J 3H8

MLS®#: **A2169773** Area: **Lake Bonavista** Listing Date: **10/03/24** List Price: **\$899,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1972** Abv Sqft: **1,288**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,974 sqft** Ttl Sqft: **1,288**
 Lot Shape:

DOM

26
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Irregular Lot**
 Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Wood Frame,Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home**
 Utilities:

Room Information

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

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

955LK

Remarks

Pub Rmks: **Discover the charm of this beautifully maintained 3-bedroom, 3-bathroom bungalow in the highly sought-after community of Lake Bonavista! Nestled on a quiet street and directly across from a peaceful park, this home offers the perfect setting for both nature lovers and families. The main floor showcases Brazilian walnut hardwood floors, heated floors in both bathrooms and an inviting great room ideal for entertaining. The kitchen features stainless steel appliances, ample cabinetry, and an island with views of the beautifully landscaped low-maintenance backyard. The fully finished basement provides additional living space, complete with a spacious family room, wet bar, a full bathroom, a versatile den or guest room, and laundry area—perfect for a growing family or hosting guests. Outside, enjoy the private backyard oasis and the convenience of a double detached garage, perfect for relaxing or summer BBQs. Situated in one of Calgary’s premier communities, this home offers quick access to the lake, top-rated schools, shopping, and all the exceptional amenities of Lake Bonavista. Don’t miss the opportunity to make this home your own!**

Inclusions: **Built in BBQ/BBQ Grill, Pool Table**
Property Listed By: **CIR Realty**

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













