



THE
A-TEAM

**RE/MAX
FIRST**

1131 LAKE BONAVIDA Drive, Calgary T2J 0N9

MLS®#: **A2174871** Area: **Lake Bonavista** Listing Date: **10/23/24** List Price: **\$899,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1971** Abv Sqft: **1,346**
 Lot Sz Ar: **5,500 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,346**

DOM

6
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Private**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,Pantry,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 17`0"	Kitchen	Main	13`3" x 15`7"
Dining Room	Main	9`8" x 9`8"	Bedroom - Primary	Main	12`11" x 10`9"
Bedroom	Main	12`2" x 10`4"	Bedroom	Main	12`2" x 9`3"
5pc Bathroom	Main		3pc Ensuite bath	Main	
Game Room	Basement	25`11" x 16`3"	Bedroom	Basement	12`9" x 9`9"
Bedroom	Basement	13`0" x 8`11"	Storage	Basement	3`0" x 2`10"
4pc Bathroom	Basement		Laundry	Basement	9`3" x 18`1"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

7888JK

Remarks

Pub Rmks: *****OPEN HOUSE SATURDAY OCTOBER 26th, 1-3*** Welcome to this beautifully updated home in the highly sought-after Lake Bonavista, where you can walk to your private lake, shopping, and elementary school in under 10 minutes. As you enter you will be impressed with the gorgeous refinished hardwood floors leading you into the spacious living room boasting a cozy gas fireplace, and the spacious dining room that flows into the chef's dream kitchen. The highlight of this home is the recently updated kitchen boasting an abundance of custom cabinetry, ample drawers, under-mount lighting, a gas stove, and a large island with stunning granite countertops, complemented by a convenient walk-in pantry/mudroom at the back entrance. The primary bedroom offers a large walk-in closet and a luxurious 3-piece ensuite with a fully tiled shower with a glass door. Completing the main floor are two additional bedrooms and a 5-piece bathroom. The lower level showcases luxury vinyl plank flooring, a generous family room with another gas fireplace and large windows that flood the space with natural light, as well as a full 4-piece bathroom, laundry room, and two more spacious bedrooms. Outside, the south-facing backyard oasis features a deck off the kitchen, perfect for barbecues and entertaining, along with a 2020 hot tub and plenty of storage under the deck, plus a double-car garage. Recent updates include roof shingles (2017), windows (2013), kitchen (2021), front door (2016), hot water tank (2017), and fridge (2021). Residents of Lake Bonavista enjoy close proximity to Fish Creek Park, local shops, and restaurants, alongside access to the community's private lake offering a host of activities such as swimming, ice skating, paddle boating, fishing, and organized family events. This home perfectly encapsulates luxury, convenience, and vibrant community living at its finest.**

Inclusions:
 Property Listed By: **Hot Tub
 RE/MAX First**

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













