



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**52 LAKE CRIMSON Close, Calgary T2J 3K7**

MLS®#: **A2174966**

Area: **Lake Bonavista**

Listing Date: **10/26/24**

List Price: **\$944,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1972**

Lot Information

Lot Sz Ar: **7,728 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Pie Shaped Lot**  
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Oversized**

DOM

**3**

Layout

Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Brick,Wood Frame,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Pantry,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`2" x 12`2"
Family Room	Main	16`3" x 11`9"
Laundry	Main	10`8" x 5`9"
3pc Ensuite bath	Main	4`11" x 7`5"
Bedroom	Main	12`4" x 8`10"
Bedroom	Basement	12`9" x 11`2"
Game Room	Basement	41`10" x 28`6"

Room	Level	Dimensions
Kitchen	Main	19`1" x 11`9"
Living Room	Main	13`2" x 13`11"
4pc Bathroom	Main	5`11" x 8`1"
Bedroom	Main	8`10" x 9`11"
Bedroom - Primary	Main	11`4" x 14`6"
Bedroom	Basement	12`1" x 11`3"
Furnace/Utility Room	Basement	16`5" x 22`1"

Title:  
**Fee Simple**  
 Legal Desc:

**1230LK**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to 52 Lake Crimson Close, a stunning, fully renovated home in the highly desirable community of Lake Bonavista. This 5-bedroom, 2-bathroom bungalow offers nearly 3,000 sq ft of developed living space, perfect for families who appreciate thoughtful design and quality craftsmanship. Step inside, and you'll immediately notice the attention to detail, starting with the beautiful front living area, which opens to the dining room with a gorgeous view of the large back yard. The newly renovated kitchen is a chef's dream, featuring beautiful butcher block counters, new cabinets, a chic farmhouse-style sink, new appliances and a stylish backsplash that ties everything together. Built-ins surrounding the cozy gas fireplace offer both function and beauty, creating the perfect focal point for the main living space. Each of the upstairs bedrooms boasts unique wall treatments, giving them individual character while maintaining a cohesive design throughout the home. The updated bathrooms continue the theme of modern comfort with high-quality fixtures and a fresh, contemporary look. You'll also love the efficiency upgrades, including solar panels, new windows and doors, a new furnace, and air conditioning, ensuring comfort year-round. Outside, the expansive pie-shaped lot provides a backyard paradise. Enjoy the large deck for summer BBQs or relax on the lower patio area with hot tub and fire pit, perfect for cozy evenings under the stars. The beautifully landscaped garden beds offer space for planting, while there's still plenty of room for kids to play and explore. The oversized garage, parking pad, and newer roof (redone in 2016) add to the home's practicality and curb appeal. Nestled in a quiet cul-de-sac, this home offers peace and privacy, while still being close to schools, parks, the lake, and all the amenities of Deer Valley. With quick access to Bow Bottom Trail and Deerfoot Trail, commuting is a breeze. This home truly has it all—space, style, and location. Don't miss your chance to own this gem in Lake Bonavista!**

Inclusions:  
 Property Listed By: **Hot Tub, Basement Fridge  
 Royal LePage Benchmark**

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











