



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**404 129 Avenue, Calgary T2J 4A8**

MLS®#: **A2176832**

Area: **Lake Bonavista**

Listing Date: **11/02/24**

List Price: **\$1,195,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1974**

Lot Information

Lot Sz Ar: **8,525 sqft**  
Lot Shape:

Access:

Lot Feat: **Corner Lot,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**10**  
Layout  
Beds: **4 (4 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

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

Construction: **Brick,Composite Siding,Wood Frame**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Range,Microwave,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Central Vacuum,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	11`10" x 9`2"
Laundry	Main	5`0" x 13`7"
Family Room	Main	17`11" x 13`7"
2pc Bathroom	Main	
Bedroom	Upper	9`7" x 12`5"

Room	Level	Dimensions
Living Room	Main	11`9" x 20`6"
Kitchen	Main	11`11" x 14`11"
Dining Room	Main	11`11" x 15`3"
Bedroom - Primary	Upper	14`9" x 12`6"
Bedroom	Upper	8`5" x 12`9"

<b>Bedroom</b>	<b>Upper</b>	<b>14`10" x 9`6"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>Game Room</b>	<b>Basement</b>	<b>22`11" x 16`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>9`9" x 25`6"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`3" x 19`6"</b>
<b>3pc Bathroom</b>	<b>Basement</b>				

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **7410508**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to Lake Bonavista Estates, this renovated executive home offers over 3000 sq ft of luxurious living space in one of Calgary's most sought-after neighbourhoods. It is perfect for both established and growing families, featuring FOUR SPACIOUS BEDROOMS UPSTAIRS and an ADDITIONAL GUEST SUITE AND OFFICE space in the basement with its own ensuite. Designed with ample room for family living, it includes THREE separate gathering/entertaining areas—each providing its own distinct space. You'll immediately be impressed with the FULLY UPDATED main floor boasting tons of NATURAL LIGHT with THREE large picture windows, beautiful CHERRY HARDWOOD floors & modern white tile. The family room comes with built in speakers and a modern VALOR GAS FIREPLACE framed by textured stone. A stunning luxury kitchen features QUARTZ countertops, high-end stainless-steel appliances, CUSTOM CABINETRY, full-sized pull-out pantries, soft-close drawers & cabinets, LARGE ISLAND with EXTRA PREP SINK & a second garburator, and comfortably seats four. Bosch silent dishwasher, newer Frigidaire Professional GAS RANGE and extra deep fridge w/ice & water dispenser. KitchenAid convection microwave oven, which bakes, steams & more. The main level includes a 2-piece powder room, spacious LAUNDRY ROOM / MUDROOM with built-in cabinets and ample storage space, keeping everything organized. The PRIMARY BEDROOM offers has lots of natural light, 2 California closets with custom organizers, and an ensuite featuring, a glass-enclosed shower with rain shower plus surround premium jets system & fixtures. Upstairs there are THREE generously sized additional bedrooms with LARGE closets. A 4-piece main bathroom with rain shower and quality finishes completes this level. The FULLY DEVELOPED LOWER-LEVEL offers a family room with custom-built shelving, another gas fireplace, High Definition speakers with receiver, and a FLEX SPACE for home gym or kids play space. A home office which also acts as a guest suite - ideal for older children or guests. The downstairs bathroom has been recently developed with a huge WALK IN SHOWER, heated tile floor and Bluetooth mirror. A spacious storage room with water softener, DUAL furnaces, a newer XL HOT WATER TANK and oversized second fridge. The backyard is an OUTDOOR OASIS featuring TWO PATIO spaces on two sides of the house with an EAST/WEST FACING yard that was professionally developed, yearly pruned and lush landscaping for added privacy with an underground irrigation system on a timer. BONUS FEATURES include 2 AC units (1 for the main floor and 1 for the upstairs) which saves money on utilities. This home boasts updated HARDIE BOARD siding, UPDATED WINDOWS THROUGHOUT, metal soffits, fascia, eavestroughs, a BRAND-NEW FRONT DOOR with digital keypad, a fully fenced yard and two LARGE sheds. This home is in a prime location, within walking distance to community schools and easy access to public transit As a resident of Lake Bonavista, you have year-round access to the Lake!**

Inclusions: **a/c units (2), sheds (2), lockers in garage, 5 channel surround speakers, subwoofer and receiver in basement, mirror at front entrance, tv brackets (2), 7 channel surround speakers and subwoofer on main level.**

Property Listed By: **RE/MAX First**

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















