



THE
A-TEAM

**RE/MAX
FIRST**

1160 LAKE TWINTREE Drive, Calgary T2J2T2

MLS®#: **A2177013** Area: **Lake Bonavista** Listing Date: **11/02/24** List Price: **\$1,189,000**
 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: **5,166 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,510**
 Low Sqft:
 Ttl Sqft: **1,510**

DOM

19
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Rubber**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **See Remarks,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Closet Organizers,Double Vanity,Kitchen Island,Natural Woodwork,Open Floorplan,Quartz Counters,Recessed Lighting,Recreation Facilities,See Remarks,Skylight(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	16`6" x 13`1"
Laundry	Main	7`9" x 8`7"
4pc Bathroom	Upper	4`11" x 6`11"
Bedroom	Upper	15`2" x 9`2"
Walk-In Closet	Upper	6`4" x 7`2"
Bedroom	Lower	14`3" x 14`6"

Room	Level	Dimensions
Kitchen	Main	20`2" x 11`11"
Living Room	Main	15`4" x 12`6"
5pc Ensuite bath	Upper	11`8" x 8`0"
Bedroom - Primary	Upper	15`3" x 11`11"
3pc Bathroom	Lower	7`5" x 9`6"
Bedroom	Lower	14`1" x 14`5"

Wine Cellar
Game Room

Lower
Lower

4`8" x 14`0"
18`10" x 22`1"

Exercise Room
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

11`0" x 10`4"
11`7" x 11`7"

Title:
Fee Simple
Legal Desc:

7888JK

Zoning:
R-CG

Remarks

Pub Rmks:

LOCATION!! | FULLY RENOVATED | 1,510 SQFT ABOVE GRADE | 2,800 SQFT OF LIVING SPACE | 4 BEDROOMS AND 3 FULL BATHS | 5 PIECE MASTER ENSUITE | NEW DOUBLE GARAGE | NEW HARDY BOARD EXTERIOR | NEW WINDOWS AND DOORS | NEW FURNICE AND HOTWATER TANK | HOME GYM | - Welcome to 1160 Lake Twintree Dr SE, directly across from the tranquil Twintree Park and providing lake access. This property has been meticulously upgraded inside and out, with renovations completed under city permits. The exterior showcases brand-new Hardy Board siding, durable Euro shield rubber roofing, brand-new windows and doors, ensuring modern style, energy efficiency, and long-lasting quality. Step inside to discover an open-concept layout adorned with luxury finishes throughout. The New high-end kitchen is a chef's dream, showcasing custom cabinetry, a double cabinet waterfall island, and exquisite quartz countertops. New hardwood flooring graces the main level, and the living room is warmed by a cozy new gas fireplace. The primary bedroom has custom closets, gives you the option of hanging or placing your clothes on customizable shelving. Further the primary serves as a sanctuary, complete with a 5-piece spa-like ensuite, heated floors and a spacious walk-in closet. Additional practical features include a custom mudroom and a convenient main-floor laundry room equipped with new washer and dryer units with steam functionality. The lower level is ideal for entertaining, featuring premium carpeting, a large wet bar, an entertainment center with an electric fireplace, a wine closet, and a sleek glass-enclosed home gym. Beautiful lighting fixtures illuminate every room, enhancing the home's luxurious feel. New Detached Double Garage being built to replace current tandem garage, Ample amount of parking space on both sides of street for large gatherings. Step outside to enjoy the beautifully landscaped grounds, complete with new grass and a newly installed patio in the backyard—perfect for outdoor entertaining, and relaxation. Conveniently located near excellent schools and shopping, this home truly offers the perfect blend of luxury and practicality. With a new high efficiency furnace and hot water tank, this property is move-in ready. Don't miss the opportunity to own this exceptional home in a prime location with lake access! (NEW DOUBLE GARAGE WILL BE BUILT WITH IN FEW WEEKS) (KITCHEN AID French door fridge with water/ice , ON ORDER, will be delivered soon).

Inclusions:
Property Listed By:

none
URBAN-REALTY.ca

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











