



THE
A-TEAM

**RE/MAX
FIRST**

23 LAKE CRIMSON Close, Calgary T2J 3K8

MLS®#: **A2177104**

Area: **Lake Bonavista**

Listing Date: **11/07/24**

List Price: **\$970,000**

Status: **Active**

County: **Calgary**

Change: **-\$29k, 21-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,833**
Low Sqft:
Ttl Sqft: **1,833**

Lot Information

Lot Sz Ar: **5,887 sqft**
Lot Shape:

DOM

44
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Lane, Pie Shaped Lot, Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Conditioner, Window Coverings**
Int Feat: **Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`4" x 14`6"
Kitchen	Main	12`4" x 11`10"
Office	Main	9`0" x 8`7"
Bedroom	Second	10`0" x 9`9"
2pc Bathroom	Main	4`11" x 4`4"
3pc Ensuite bath	Second	6`2" x 6`1"
Bedroom	Lower	19`1" x 7`5"

Room	Level	Dimensions
Dining Room	Main	11`11" x 9`0"
Family Room	Main	16`1" x 11`11"
Bedroom - Primary	Second	13`4" x 13`1"
Bedroom	Second	9`8" x 8`7"
4pc Bathroom	Second	7`5" x 6`1"
Game Room	Lower	28`5" x 13`8"
3pc Bathroom	Lower	7`11" x 5`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1230LK

Remarks

Pub Rmks: **Good street. Great house. Lake Bonavista. The Hat Trick. Clean and bright FOUR bedroom 2 storey split with 2 skylights. Renovated kitchen with lots of cabinet space and a pantry. Custom millwork on rails and stairs. Wood burning fireplace. Main floor office. Main floor laundry. Gas BBQ line. Large deck. Private SOUTH backyard w/BIG pie lot. Full developed basement with side vs centre stair for better basement flow. Basement bedroom has a 3 piece bathroom. Large storage shed. Attached double garage is 21' x 21' with gas heater and 240 power for Dad. 23 Lake Crimson is as nice as the pictures!**

Inclusions:
Property Listed By: **N/A**
TREC The Real Estate Company

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









