



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: **\$999,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1972**      Abv Sqft: **1,833**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,887 sqft**      Ttl Sqft: **1,833**  
 Lot Shape:

DOM

**14**  
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**      Construction: **Brick, Wood Frame, Wood Siding**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **None**      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	Room	Level	Dimensions
Living Room	Main	17`4" x 14`6"	Dining Room	Main	11`11" x 9`0"
Kitchen	Main	12`4" x 11`10"	Family Room	Main	16`1" x 11`11"
Office	Main	9`0" x 8`7"	Bedroom - Primary	Second	13`4" x 13`1"
Bedroom	Second	10`0" x 9`9"	Bedroom	Second	9`8" x 8`7"
2pc Bathroom	Main	4`11" x 4`4"	4pc Bathroom	Second	7`5" x 6`1"
3pc Ensuite bath	Second	6`2" x 6`1"	Game Room	Lower	28`5" x 13`8"
Bedroom	Lower	19`1" x 7`5"	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**









