



THE
A-TEAM

**RE/MAX
FIRST**

1172 LAKE SUNDANCE Crescent, Calgary T2J2S8

MLS®#: **A2177286** Area: **Lake Bonavista** Listing **11/06/24** List Price: **\$1,250,000**
 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: **5,403 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,682**
 Low Sqft:
 Ttl Sqft: **1,682**

DOM

14
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,Insulated,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Electric,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Lighting,Playground,Private Yard,Rain Gutters**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,See Remarks,Washer/Dryer**
 Int Feat: **Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	12`2" x 10`9"
3pc Bathroom	Main	5`0" x 9`4"
Bedroom	Main	12`2" x 13`0"
Kitchen	Main	14`6" x 11`5"
Mud Room	Main	7`9" x 6`9"
Walk-In Closet	Main	5`6" x 9`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`9" x 6`9"
5pc Ensuite bath	Main	10`7" x 9`2"
Dining Room	Main	16`5" x 9`4"
Living Room	Main	21`5" x 14`8"
Bedroom - Primary	Main	12`11" x 12`11"
3pc Bathroom	Basement	4`11" x 7`8"

Wine Cellar
Bedroom
Game Room

Basement
Basement
Basement

3`10" x 10`10"
11`10" x 11`3"
17`10" x 40`0"

Bedroom
Laundry
Furnace/Utility Room

Basement
Basement
Basement

11`10" x 11`3"
5`7" x 7`10"
6`4" x 7`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7888JK

Remarks

Pub Rmks:

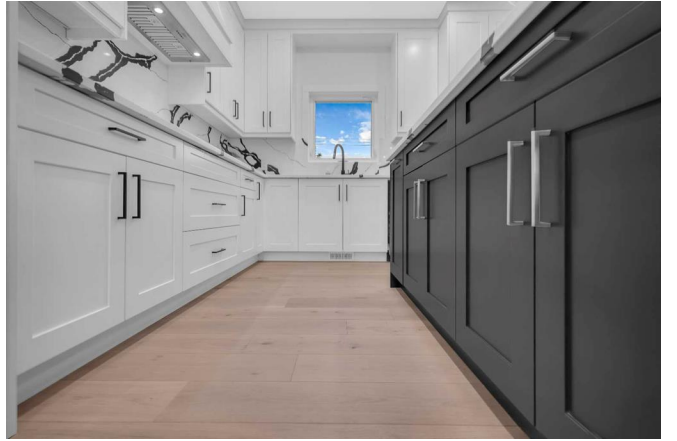
Brand New, renovated , around 3000 sq ft of living space. A modern masterpiece of luxury living, this Lake Bonavista 5 bedroom family bungalow is freshly built. The Only thing that is being carried into this new built is the foundation of the house and basement studs and joists , rest all BRAND NEW. With its unsurpassed finishes, quality, and extras, this house represents the pinnacle of style and comfort. The restoration of this incredible property involved stripping it down to the Foundation and carefully rebuilding it using only the finest materials available. The intelligent design of the home is anchored by an open staircase with custom glass railings, premium flooring, and a electric fireplace with custom cabinetry. This elegant 5 bedroom custom bungalow is nestled on a tree-lined street in Lake Bonavista with desirable west backyard and Brand New double detached garage. Impeccable detail, extensive built-ins throughout and an abundance of windows adorn the home in addition to 9 ft ceilings on the main floor and beautiful engineered hardwood flooring. The main floor plan allows for 3 bedrooms, living room, formal dining, kitchen, powder bath, 2 full bathrooms and laundry amenities. The spectacular kitchen boasts high-end Kitchen aid appliance package that includes gas cook top , High end refrigerator, large kitchen island and stylish black hardware. The beautifully crafted custom kitchen is filled with stunning book matched cabinetry, a professional 6 burner gas cook top, 42" professional stainless steel fridge, imported quartz surfaces, under cabinet lighting, and beautiful pendant lights. It was created with both practicality and beauty in mind, making it the perfect space for cooking and entertaining guests. The master retreat provides impressive views, a large walk-in closet with LED motion lighting & site-finished cabinetry, a spa-like shower, his and her sinks, LED undermount lighting and heated floor. The main floor also features 2 additional bedrooms with large windows, a three-piece bathroom, and a mudroom with custom-finished lockers with a bench. The lower level of the home is truly creative, with a media room, wet bar, games area, 4th + 5th bedrooms, 3-piece bath, laundry room and plenty of storage. The private landscaped sunny west facing yard hosts a large deck with a BBQ hookup and an impressive oversized double 22' x 24' car garage that is insulated and Proxy Floor. This elegant bungalow comes with speakers and 6 cameras . Lake Bonavista is a vibrant family community with year-round amenities including a beach, swimming, boats, tennis, basketball, skating and many other seasonal activities. Residents enjoy great access to transportation corridors, shopping, many great dining options, and six outstanding schools. You won't want to miss the opportunity to see this special property for yourself. *Please check the 3D tour*

Inclusions:
Property Listed By:

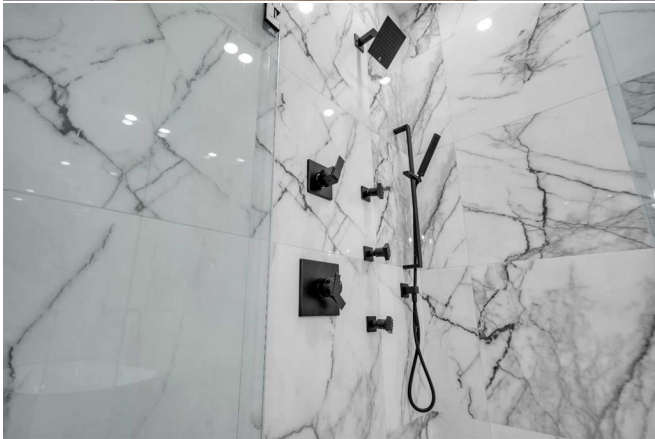
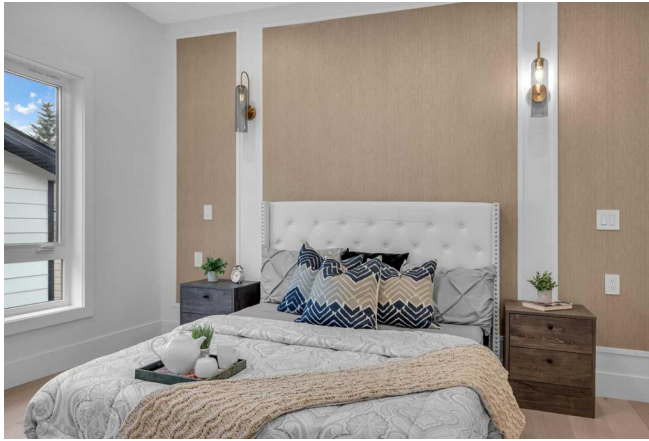
N/A
RE/MAX Real Estate (Central)

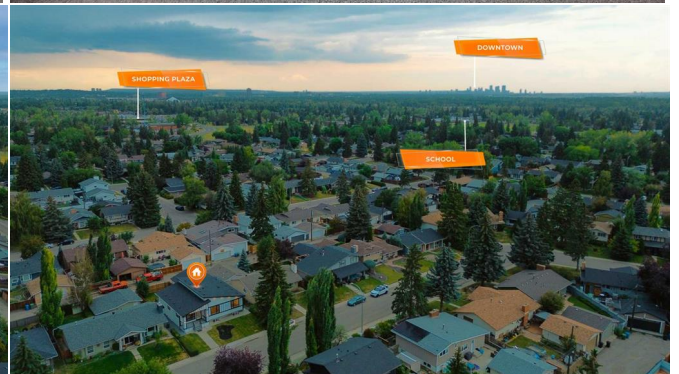
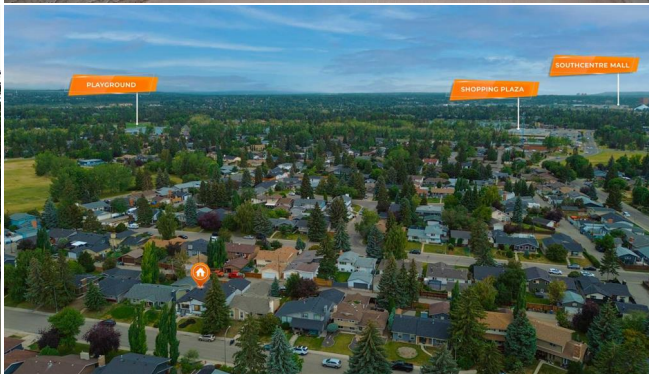
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

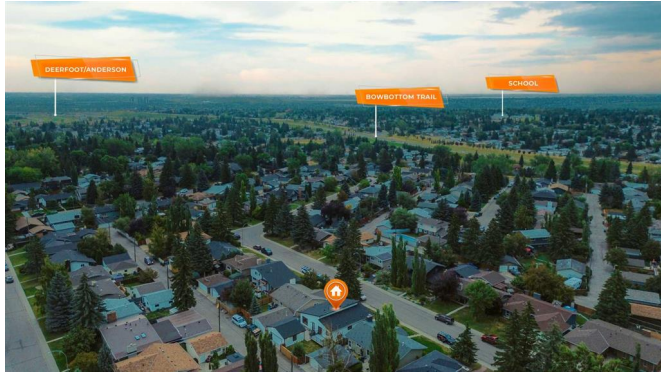












1172 Lake Sundance Crescent SE, Calgary, AB

Main Floor Exterior Area 1882.75 sq ft
Interior Area 1559.19 sq ft



0 3 6 ft

PREPARED: 2024/09/13



White regions are excluded from total floor area in GRADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1172 Lake Sundance Crescent SE, Calgary, AB

Basement (Below Grade) Exterior Area 1276.97 sq ft
Interior Area 1176.94 sq ft



0 3 6 ft

PREPARED: 2024/09/13



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