



THE
A-TEAM

**RE/MAX
FIRST**

2016 LAKE BONAVISTA Drive, Calgary t2J 4B5

MLS®#: **A2177741** Area: **Lake Bonavista** Listing Date: **11/08/24** List Price: **\$1,399,000**
 Status: **Active** County: **Calgary** Change: **-\$100k, 28-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1975**
Lot Information
 Lot Sz Ar: **7,222 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,956**
 Low Sqft:
 Ttl Sqft: **1,956**

DOM

83
Layout
 Beds: **6 (3 3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Level**
 Park Feat: **Double Garage Attached,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stone,Stucco,Wood Frame,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Smoking Home,Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`2" x 15`2"
Office	Main	10`2" x 5`8"
Laundry	Main	7`6" x 5`11"
Bedroom	Main	13`10" x 10`0"
Bedroom - Primary	Main	11`10" x 14`10"
Game Room	Lower	17`0" x 12`2"
Game Room	Lower	17`0" x 12`5"

Room	Level	Dimensions
Dining Room	Main	10`7" x 12`7"
Kitchen With Eating Area	Main	20`5" x 15`7"
4pc Bathroom	Main	9`8" x 4`11"
Bedroom	Main	10`0" x 11`3"
5pc Ensuite bath	Main	5`0" x 15`2"
Bedroom	Lower	16`11" x 10`8"
Exercise Room	Lower	10`2" x 10`1"

Bedroom	Lower	13`5" x 12`0"	Flex Space	Lower	11`5" x 7`3"
Bedroom	Lower	11`1" x 14`5"	4pc Bathroom	Lower	11`3" x 6`5"
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **7410840**

Zoning: **R-CG**

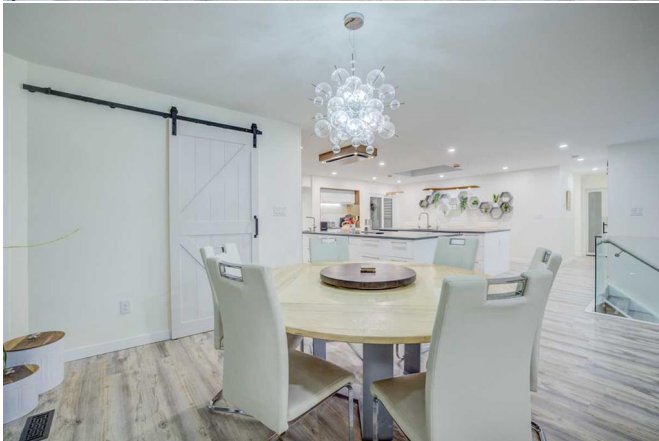
Remarks

Pub Rmks: **Truly remarkable is this fully renovated home right down to the 2x6 studs, with 1956 sq ft on the main and a total of 3773 stunning permitted renovation. The main floor features dazzling open glass staircase to basement, skylight, 3 way fireplace and stunning kitchen with two huge islands one for prep and one for visiting, quartz counters, high end stainless appliance package with a 36' cook top and one of the biggest fridges I have seen. The end result is a sleek modern kitchen that is simply breathtaking! All ceilings in each room on the main floor are coffered creating a classy vibe, new triple pain windows & 20 year warranty throughout main, new oversized windows in basement. Vision and great designer details place this home in a class by itself. Immediately entering the lower floor, you will be impressed with the stunning built in wet bar, wine rack & fridge, gym, three more bedrooms all including oversized windows flooding this space with natural light. Some of the mechanical upgrades are new 25 year shingles & R-60 insulation in attic, insulation topped up to R-18 in the 2x6 walls, New High efficiency furnace, Central Air conditioning, Kinetco H2O filtration & water softener, Heated floors in baths and The double attached garage is heated with new drywall that will be painted prior to possession. Huge 28' x 17'5" deck in the beautiful south private yard and an enclosed RV pad 22' x 12' and a huge 12' x 8' shed. All this in a great location and easy walk to the arena, lake entrance and schools.**

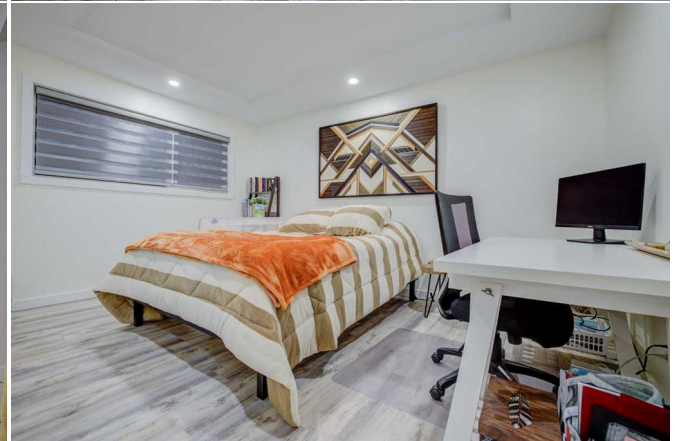
Inclusions: **Shelving in Kitchen**
 Property Listed By: **Rock Realty**

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

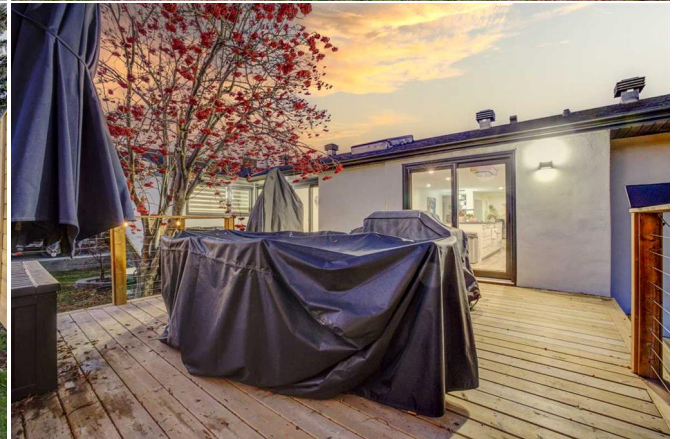












2016 Lake Bonavista Dr Se
Project 1
magicplan

Basement - Level 1

The floor plan diagram shows the layout of the basement level. It includes a Living room, Gym, Game room, Family Room, and two Bathrooms. There are also several Closets and a Hallway. The layout is as follows:

- Living room: Located at the bottom center.
- Gym: Located to the right of the living room.
- Game room: Located at the top right.
- Family Room: Located to the left of the living room.
- Bathroom: Located at the bottom left.
- Bathroom: Located at the top left.
- Hallway: Located in the center.
- Closets: Located in various rooms and a central hallway.

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▼ Ground Floor

