



THE
A-TEAM

**RE/MAX
FIRST**

183 LAKE ADAMS Crescent, Calgary T2J 3N2

MLS®#: **A2178591**

Area: **Lake Bonavista**

Listing Date: **11/15/24**

List Price: **\$818,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**
Lot Information
Lot Sz Ar: **6,178 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,177**
Low Sqft:
Ttl Sqft: **1,177**

DOM

6
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Low Maintenance Landscape,Landscaped,Level,Rectangular Lot,Treed**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace Insert,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Private Yard,Rain Gutters,Storage**

Construction: **Brick,Vinyl Siding**
Flooring: **Cork,Laminate,See Remarks**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Garburator,Humidifier,Instant Hot Water,Microwave,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Central Vacuum,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,See Remarks,Storage,Tankless Hot Water,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`7" x 4`3"
Dining Room	Main	12`9" x 9`8"
Mud Room	Main	5`1" x 3`0"
Pantry	Main	2`9" x 2`0"
Bedroom	Main	10`0" x 9`11"

Room	Level	Dimensions
Living Room	Main	14`6" x 14`7"
Kitchen	Main	13`6" x 12`4"
4pc Bathroom	Main	7`5" x 4`11"
Bedroom	Main	9`5" x 8`11"
Bedroom - Primary	Main	12`4" x 12`1"

2pc Ensuite bath
Bedroom
3pc Bathroom
Family Room

Main
Basement
Basement
Basement

5`0" x 4`4"
11`8" x 10`0"
9`0" x 5`0"
12`2" x 13`9"

Bedroom
Furnace/Utility Room
Game Room

Basement
Basement
Basement

9`2" x 8`5"
15`8" x 9`5"
20`7" x 12`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1483LK

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to a beautiful 5 bedroom bi-level in the highly popular community of Lake Bonavista! This home opens to a newly renovated front entrance (2020 - door, railing, flooring) leading to the bright main floor living room. Adjacent is the dining room, great for any entertaining events or quiet family dinners. The kitchen is fully renovated (2020) with a breakfast bar and counters in elegant quartz. Plenty of new cupboards in the latest designer colours and the full array of appliances complete the room. There are three bedrooms on the main floor: the sizeable master with a two piece ensuite and two other bedrooms. The basement has a large games / recreation room and a comfy family room with a brick faced fireplace perfect for cozying up on a cold night. As well, there are two good sized bedrooms and a 3 piece bathroom. The utility room includes the washer and dryer, a newer high efficiency furnace (2018), and a tankless hot water system. The front yard was professionally landscaped as a rock garden with mature trees. In the backyard there are a raised deck, a lower concrete paved fire pit area, and lots of green space for the kids to play in. Bonus, the roof is newer (2017). The double detached garage is oversized and provides good space for both vehicles and a workshop. If access to school is important, your kids only need to walk from the back yard and alley and you're in the school field area (Sam Livingstone School: K-4-French Immersion). This home is also close to many amenities such as shopping, parks, playgrounds, and downtown. Let's not forget this home is also a great value, so book your showing with your favourite realtor now!!

Inclusions:
Property Listed By:

**TV Bracket on Main Floor.
Zolo Realty**

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











