



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**620 LAKE LINNET Crescent, Calgary T2J 2J4**

MLS®#: **A2189108**

Area: **Lake Bonavista**

Listing Date: **01/28/25**

List Price: **\$949,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1970**  
Lot Information  
Lot Sz Ar: **5,737 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,204**  
Low Sqft:  
Ttl Sqft: **1,204**

DOM

**5**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Close to Clubhouse,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Oversized,Plug-In**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Barbecue,BBQ gas line,Fire Pit,Garden,Playground**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Oven,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bookcases,Granite Counters,No Smoking Home,Open Floorplan,Pantry,Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`9" x 10`9"
Kitchen	Main	12`6" x 16`1"
Bedroom	Main	11`9" x 12`8"
Family Room	Basement	21`2" x 13`4"
Bedroom	Basement	14`4" x 10`8"
4pc Ensuite bath	Main	
4pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	6`3" x 8`11"
Bedroom - Primary	Main	14`4" x 11`11"
Bedroom	Main	9`5" x 9`3"
Kitchenette	Basement	19`8" x 13`2"
Furnace/Utility Room	Basement	18`3" x 13`2"
4pc Bathroom	Main	

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RC-1**

**6563JK**

Remarks

Pub Rmks: **This beautifully renovated Nu West 'Crestview' bungalow is a rare find, offering over 2,200 sq. ft. of thoughtfully designed living space in a quiet, tree-lined crescent. Every detail of this home has been meticulously upgraded, making it a perfect blend of modern luxury and classic charm. The wide-open main floor welcomes you with a spacious living room and a chef's kitchen featuring rich dark maple cabinetry, gleaming granite countertops, and a large central island perfect for entertaining. The kitchen is further enhanced by brand-new stainless steel appliances, including a gas range and refrigerator, and a sunshine ceiling that floods the space with natural light. The master bedroom is a private retreat with a marble-tiled ensuite, while the second 4-piece bath on the main level has been freshly reglazed for a polished finish. The fully developed basement is designed for comfort and functionality, featuring a cozy stone fireplace, a wet bar, a large recreation room, a spacious bedroom, and an additional 4-piece bathroom. This home's exterior has been completely overhauled with a brand-new roof, brand-new insulation, new stucco and stonework, and fresh cement walkways, offering both style and durability. The oversized 29' x 22' double garage with newer doors provides ample space for vehicles and storage, while the west-facing backyard is a private oasis with interlocking brick sidewalks, a BBQ patio area made with colored concrete blocks, and mature trees that enhance the serene atmosphere. Located in a prime spot, this home is within walking distance to the lake, South Centre Mall, and the Leisure Centre, offering unparalleled convenience and lifestyle benefits. This move-in-ready home is perfect for those seeking luxury, comfort, and a superb location. Don't miss the chance to make this exceptional property your own—schedule a viewing today!**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

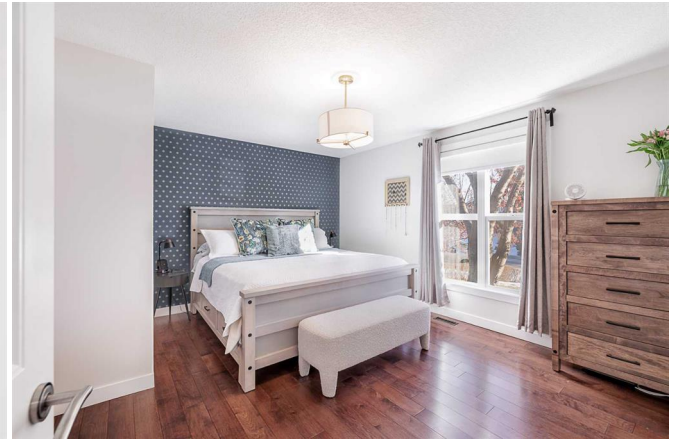
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



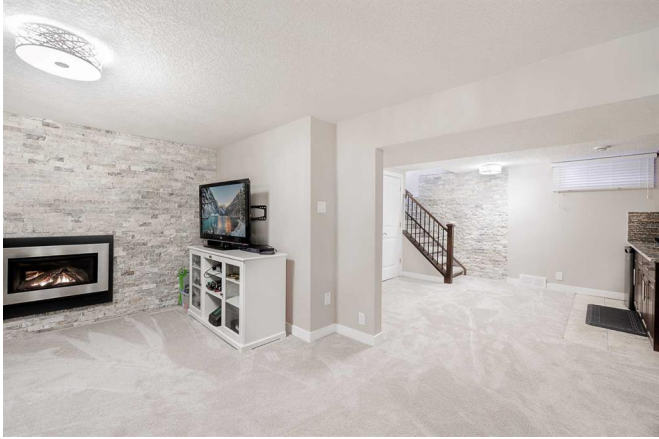




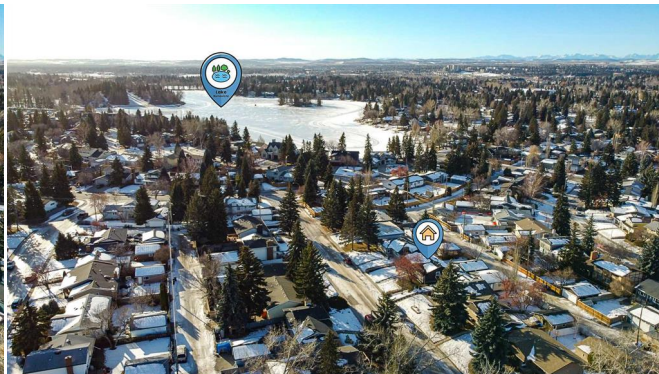
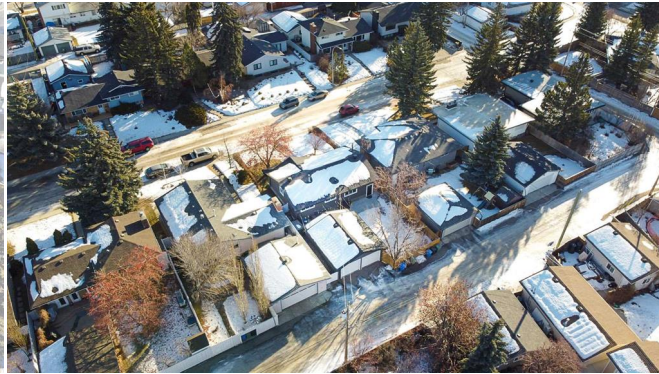












Floor 1

Floor 2