



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1183 LAKE HURON Crescent, Calgary T2J 3E8**

MLS®#: **A2196685**      Area: **Bonavista Downs**      Listing Date: **02/26/25**      List Price: **\$950,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1972**  
Lot Information  
 Lot Sz Ar: **5,199 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,641**  
 Low Sqft:  
 Ttl Sqft: **1,641**

DOM

**-0**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Stucco**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**      Flooring: **Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Soaking Tub,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom - Primary	Main	11`7" x 13`7"	Bedroom	Main	10`6" x 8`6"
Bedroom	Main	10`6" x 8`8"	Dining Room	Main	12`10" x 10`11"
Family Room	Main	13`9" x 21`11"	Kitchen	Main	12`10" x 13`3"
Living Room	Main	12`5" x 21`3"	Walk-In Closet	Main	11`7" x 4`1"
3pc Bathroom	Lower	0`0" x 0`0"	Bedroom	Lower	12`11" x 10`5"
Bedroom	Lower	12`4" x 16`6"	Laundry	Lower	5`9" x 6`9"

Game Room

Lower

10`9" x 18`11"

Furnace/Utility Room  
Legal/Tax/Financial

Lower

6`10" x 11`7"

Title:  
**Fee Simple**  
Legal Desc:

**642LK**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY MARCH 2, 12-3pm. Discover this stunning, fully renovated bungalow in a family-friendly community. This home offers over 2600 sq ft of luxury, including 5 bedrooms, 3 bathrooms, a double garage, and premium upgrades throughout. Your jaw will drop when you set eyes on the kitchen - a chef or entertainer's dream - with custom cabinets, ample shelving, a large quartz island, loads of counter space, and stunning high-end black appliances that pop with gold accents. Just off the kitchen is a dining area with a built-in banquette and dining table that comfortably seats 8. The first of two living rooms has a custom fireplace feature with tile mantle and a large window that brings in plenty of natural light. The second living room behind the kitchen provides a large, quiet space where you can savour your morning coffee or relax under a blanket with a book. An open mudroom with custom millwork is great for hanging extra coats and storing shoes. Three bedrooms at ground level are rare, and even more rare when they're this stunning. The gorgeous primary bedroom boasts a custom wall feature, walk-in closet, and a huge ensuite that is practically spa-worthy with its large soaker tub, dual sinks, separate vanity desk, LED-light mirrors, and spacious shower. Moving below grade, you will find two more bedrooms, a laundry area with cabinets and shelving, a full bathroom, and an entertainment area with a wood-burning fireplace. Everything has been thoughtfully designed to give this home a premium, modern feel, from the wide plank hardwood to the designer light fixtures, the custom wall features to the newly painted exterior. And it's not just lipstick ... behind the walls, the electrical and HVAC have been functionally designed and even all the Poly B plumbing has been replaced. This home is truly move-in ready. Conveniently located and close to public transit, schools, parks, playgrounds, a large green space across the street, and the Southcenter Mall, this move-in-ready home won't be on the market for long. Million-dollar houses are a few blocks away that still needs updating; this bungalow offers million-dollar value without all the work. Don't miss out on this amazing opportunity. Schedule your private showing today!**

Inclusions: **N/A**  
Property Listed By: **KIC Realty**

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













