



THE
A-TEAM

**RE/MAX
FIRST**

140 LAKE CRIMSON Close, Calgary T2J 3K7

MLS® #: **A2201691** Area: **Lake Bonavista** Listing Date: **03/13/25** List Price: **\$799,900**
 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: **4,994 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,279**
 Low Sqft:
 Ttl Sqft: **1,279**

DOM

41
Layout
 Beds: **5 (2 3)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Fruit Trees/Shrub(s)**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Wood Frame,Wood Siding**
 Flooring: **Hardwood,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Skylight(s),Tankless Hot Water,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`6" x 11`2"	Living Room	Main	19`3" x 16`5"
Kitchen	Main	13`5" x 14`8"	Dining Room	Main	13`4" x 7`8"
Bedroom - Primary	Main	13`6" x 11`4"	Bedroom	Main	9`4" x 14`8"
2pc Ensuite bath	Main		4pc Bathroom	Main	
Game Room	Basement	17`10" x 11`11"	Bedroom	Basement	8`7" x 10`6"

Bedroom
3pc Bathroom

Basement
Basement

8`8" x 14`2"

Bedroom

Basement

16`9" x 10`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1230LK

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to 140 Lake Crimson Close - a fully updated home on a peaceful cul-de-sac, just across from a picturesque green space. This fantastic location offers easy access to schools, the dog park, the scenic promenade, and the incredible amenities of Lake Bonavista, making it an ideal choice for growing families! This beautifully renovated bi-level is move-in ready and features 5 spacious bedrooms, including 2 on the main floor and 3 in the fully finished basement, providing ample space for everyone. The single attached garage adds convenience and storage. The open-concept main level has been thoughtfully redesigned with a modern touch, offering a large kitchen with expansive countertops, updated cabinetry, a breakfast bar, skylights, and brand-new tile flooring. French doors lead out to the deck, perfect for entertaining, while the adjoining dining and living areas feature striking tiger wood hardwood floors and a cozy wood-burning fireplace. The main level also includes a generous master bedroom with a walk-in closet and a convenient 2-piece ensuite, plus another spacious bedroom. The fully developed basement features large windows that flood the space with natural light, creating a bright and welcoming family room with a second fireplace. With 3 additional bedrooms, this space is perfect for a growing family or can be customized to suit your needs. The fully fenced backyard is a secure haven for kids and pets, and the added bonus of RV parking makes this home even more appealing. Don't miss your chance to own this beautifully updated property in one of Lake Bonavista's most desirable neighbourhoods! Recent updates include a new roof and soffits (2023), attic insulation (2023), vinyl windows (2018), a tankless hot water system (2024), and an induction stove with double oven and dishwasher (2021), garage door (2025).

Inclusions:
Property Listed By:

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











