



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13016 LAKE TWINTREE Road, Calgary t2j2x3**

MLS® #: **A2206440**

Area: **Lake Bonavista**

Listing Date: **03/29/25**

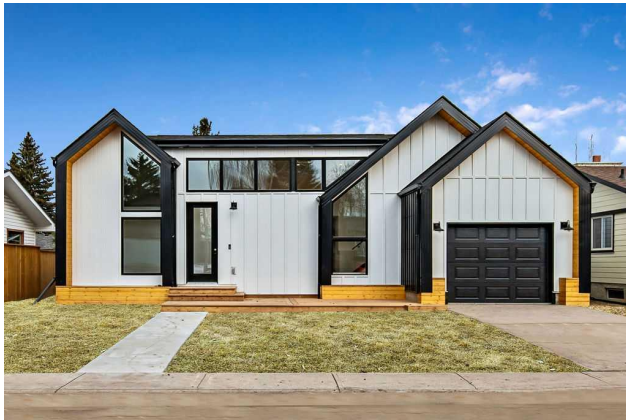
List Price: **\$1,685,000**

Status: **Active**

County: **Calgary**

Change: **-\$45k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1972**  
Lot Information  
Lot Sz Ar: **6,098 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,202**  
Low Sqft:  
Ttl Sqft: **2,202**

DOM

**20**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**  
Park Feat: **Double Garage Attached,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Cement Fiber Board,Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Gas Range,Washer/Dryer**  
Int Feat: **Bar,Closet Organizers,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Skylight(s),Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`10" x 12`8"
Bedroom	Main	9`9" x 12`1"
Bedroom - Primary	Main	12`4" x 14`3"
Kitchen	Main	11`6" x 12`4"
Living Room	Main	14`6" x 18`4"
Pantry	Main	6`1" x 11`1"
Family Room	Basement	17`8" x 20`3"

Room	Level	Dimensions
5pc Ensuite bath	Main	9`1" x 10`6"
Bedroom	Main	10`0" x 11`0"
Office	Main	6`1" x 12`5"
Dining Room	Main	12`8" x 14`9"
Laundry	Main	6`8" x 12`7"
Loft	Second	13`5" x 14`2"
Game Room	Basement	9`7" x 21`1"

Bedroom	Basement	11`1" x 11`2"	Bedroom	Basement	11`2" x 12`9"
Breakfast Nook	Main	12`5" x 14`0"	3pc Bathroom	Basement	4`10" x 7`8"
Legal/Tax/Financial					

Title:	Zoning:				
Fee Simple	R-CG				
Legal Desc:	346LK	Remarks			

Pub Rmks:	<p><b>Welcome to an exclusive bungalow nestled in the prestigious community of Lake Bonavista. Boasting over 3400 SQ FT of living space and a front AND back double garage, this luxurious residence is within walking distance to the lake, local schools, shopping and Fish Creek Park nearby. As you enter, soaring vaulted ceilings greet you and run through the living room with gorgeous fireplace to the contemporary loft space. The custom kitchen boasts real wood cabinetry, dovetail drawers, premium quartz counters, a massive island and is flanked by a flex space and a butler pantry. A glass-enclosed wine feature and dinette cabinetry sit just off the dining room which opens out to a bbq area and backyard. The main bathroom exudes elegance, with a custom dual vanity, in-floor heated marble tile, and sits perfectly beside two bedrooms that boast a unique loft space that could be developed to multiple future uses. The primary suite offers a spacious layout, a large walk-in closet, and a luxurious ensuite with a freestanding soaker tub, marble tile, custom double vanity, and a dual shower framed by an exotic backlit illuminated quartz. The basement is an entertainer’s dream with a living room, wet bar, bathroom with walk-in shower, flex room, and two additional bedrooms. The front and backyards await your touch and are ready to take advantage of the supplied personalized landscaping package. Meticulously renovated down to the studs, this home features upgraded insulation, new electrical and plumbing, smart switches, engineered hardwood, and all new doors, trim, and paint. No expense has been spared in creating this luxurious masterpiece, don't miss your chance to make it yours!</b></p>				
Inclusions:	N/A				
Property Listed By:	Real Estate Professionals Inc.				

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



