

**1023 Lake Bonavista Drive SE
Calgary, Alberta**

MLS # A2160463



\$949,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,290 sq.ft.	Age:	1971 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Tankless Hot Water		

Inclusions: Dishwasher, Microwave

Exceptional bungalow, 4 Bed 3 Bath on a sprawling corner lot in Lake Bonavista. Kitchen appliances installed last year, incredible yard, and separate entrance easily adapted to multiple residences. This is a meticulously maintained, and updated residence. It offers a perfect blend of open concept living updates and cozy charm. As you enter, you'll be greeted by a spacious and inviting layout, all 4 bedrooms are oversized. Both upper bedrooms offer a walk in closet and ample storage space. The primary bedroom features a newly renovated ensuite bathroom with a luxurious steam shower, designed to provide a spa-like retreat. The entire home has been thoughtfully updated, ensuring contemporary comfort while preserving its timeless appeal. The centerpiece of the living area is a beautiful brick wood-burning fireplace, adding warmth and character to the generous living space. This home is extremely well kept, reflecting the care and attention given by its owners. Enjoy the expansive outdoor space, from the comforting front porch, to the gorgeous backyard. The large corner lot, ideal for entertaining, gardening, or simply relaxing in a serene environment, complete with custom landscaping, recent patio and new concrete work. Irrigation, and an amazing custom stone fireplace. Located in the prestigious Lake Bonavista community, you'll benefit from access to all the desirable amenities and recreational opportunities that make this area so desirable, especially the lake. This property presents a unique opportunity to experience the best of Lake Bonavista living.