

**2311 Lake Bonavista Drive SE  
Calgary, Alberta**

**MLS # A2162546**



**\$859,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,642 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting		

**Inclusions:** none

**New Price Decrease!!** Nestled in one of Calgary's most desirable family neighborhoods, this 1,650 sq. ft. bungalow offers great family living at its finest. Located on an expansive corner lot across from a green space, this home boasts an impressive footprint with 2 master bedrooms, each featuring its own ensuite, and 4 bathrooms in total. 2 wood burning fireplaces with log lighters ! The bright, open floorplan is highlighted by a white kitchen with granite countertops and gleaming hardwood floors throughout the main level. Garden doors off the master bedroom and family room lead to a large rear deck, perfect for outdoor relaxation. The fully finished lower level is designed for entertaining, with a theatre room, an additional spacious bedroom with its own ensuite, an exercise area, laundry room, and a large family room. Completing the property is a detached two-car garage, making this home a true gem in Lake Bonavista. Don't miss your chance to live in this prestigious community!