

**1211 Lake Twintree Drive SE
Calgary, Alberta**

MLS # A2167544



\$1,199,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	1971 (53 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Land		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Wired for Sound

Inclusions: NONE

This elegant 3+2 bedroom custom bungalow is nestled in the Lake Community of Lake Bonavista. Located on a corner lot with desirable South and West backyard and Double detached garage. The main floor plan accommodates 3 bedrooms, living room, dining, kitchen, 2 full bathrooms and a walk in pantry. The spectacular kitchen boasts high-end Cafe appliance package that includes gas range, refrigerator, dishwasher, microwave and stunning designer granite. The living room features a modern electric fireplace with oak shelves and custom built-in. When you go out the side door you step down to the West backyard private patio, with beautiful large trees and access to the garage. The luxurious primary suite features a large front window and French doors leading to a walk-in closet and a 4 piece ensuite bathroom. Basement is fully developed and boasts a large family/ recreation with a custom built in media wall, a cold bar, children's play nook, the laundry room of your dreams, full bathroom and 2 bedrooms. As you can see this home has been very tastefully upgraded with stunning design features. Some of the items you cant see that have also been upgraded are; Furnace, Hot water tank, windows and doors, all plumbing and electrical, exterior Hardy board, and all drywall, exterior deck, concrete and sod. Lake Bonavista is one of the best lake communities in the city, Walking distance to the plethora of parks and schools and the lake is down the street! This home is not like anything else you have seen, so you must come check it out!