

**2011 Lake Bonavista Drive SE  
Calgary, Alberta**

**MLS # A2172444**



**\$899,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,851 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Stone Counters		

**Inclusions:** Remote for Fireplace in Basement

Welcome to this spacious 2-storey home in the heart of the highly desirable Lake Bonavista Community. Featuring 4 generously-sized bedrooms and 3.5 bathrooms, this home offers ample space for a growing family. The master bedroom boasts a private 4-piece ensuite on the upper level, ensuring your personal retreat. On the main floor, you'll find a bright, open kitchen with an inviting breakfast nook, perfect for casual meals. Enjoy hosting family and friends in the formal dining room or relax in the living room and cozy up to the fireplace in the family room. Sliding doors lead to a beautiful 2-tiered, west-facing deck, ideal for outdoor entertaining and soaking up the sun. The fully finished basement offers a large recreation room, perfect for a pool table or game nights, along with a convenient 3-piece bathroom and plenty of storage space. Situated in the prestigious Lake Bonavista area, you'll have exclusive lake access, along with close proximity to major roadways, shopping, and all levels of schools. This home is perfect for those looking to enjoy a serene lifestyle with all the conveniences nearby.