

\$799,900 - 12735 Bonaventure Drive Se, Calgary

MLS® #A2077241

\$799,900

4 Bedroom, 3.00 Bathroom, 1,995 sqft

Residential on 0.17 Acres

Lake Bonavista, Calgary, Alberta

Nearly 2,000 foot, move-in ready two-storey split in a fantastic location in Lake Bonavista! Welcome to 12735 Bonaventure Drive & to this well located home siding a quiet cul-de-sac. You will love this lot, the size that this home offers & this incredible location. There are COMPELLING REASONS why you should consider this to be your next home. | (1.) This corner lot offers advantages that are seldom seen in this price category. Full driveway access to your oversized, heated garage. There is loads of parking on & around this property, including an RV spot right behind the garage. The outdoor space here is amazing. Sunny, west facing backyard is meticulously maintained with minimal maintenance required. 9 zone irrigation across the property, large paving stone patio & beautiful pergola. The backyard has limited sight lines looking into it which results in an extremely private space to relax & entertain in. | (2.) The location. Siding Lake Wood Place, this home offers easy access to this very quiet street where your children can play. There are 2 large green spaces within a short walking distance - one just down the alley then Nickle School field which is just down the street. | (3.) The floor plan. At nearly 2,000 square feet, this is a rare square footage for this style of home. There is a back entry mudroom/flex space that comes in off of the garage. Think about how many homes you see in this price category that offer this kind of mudroom space. Not many! Awesome for busy families.



Right above this space is a large outdoor patio, right off of your primary bedroom. More outdoor space to enjoy summer days! 3 upper bedrooms + a main floor bedroom that can be also used as a flex room or an office. This floor plan offers ideal work from home solutions for one or two people to maintain home office's here. Fully developed basement is a great spot for your children to play & also has great storage space | (4.) The upgrades: The owners have continually invested to meticulously maintain this home & property. Two newer, high efficiency furnaces(2020), air conditioning (2020), 60 gallon hot water tank (2020), premium tri-light window coverings on the main level, new dishwasher/washer/dryer (2023), induction cooktop (2022), newer microwave (~2 years old) + refrigerator (~6 years old), 3 new, high end Toto toilets (2023). LONG lasting rubber roof. | (5.) The community. Lake Bonavista is Calgary's premier lake community offering numerous schools, amenities, shopping, Fish Creek Park, the C-train & the lake. All of these features are a very short distance from this home! What an opportunity to establish your family in a wonderful home & property.

Built in 1975

Essential Information

MLS® #	A2077241
Price	\$799,900
Sold Price	\$785,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,995
Acres	0.17
Year Built	1975

Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	12735 Bonaventure Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4T9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Landscaped
Roof	Rubber, Wood
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2023
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Date Sold	October 24th, 2023
Days on Market	46
Zoning	R-C1
HOA Fees	358.31
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX FIRST
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