

\$899,999 - 12004 Bonaventure Drive Se, Calgary

MLS® #A2079003

\$899,999

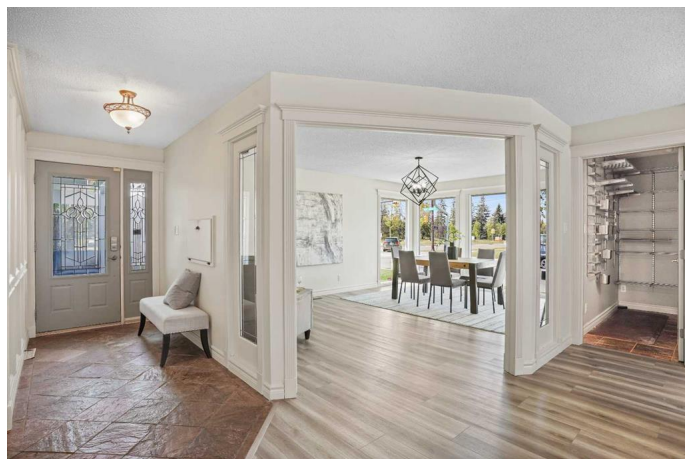
4 Bedroom, 3.00 Bathroom, 1,655 sqft
Residential on 0.18 Acres

Lake Bonavista, Calgary, Alberta

Welcome to your dream oasis of modern living! This immaculate 4-bedroom, 3-bathroom bungalow offers a harmonious blend of luxury, comfort, and style. Located on a large corner lot facing an off leash dog park and sitting within the Sam Livingston school playground zone. This home presents an open concept design that seamlessly integrates living spaces, a state-of-the-art theatre with Dolby Atmos Surround Sound, and a spa-style bathroom with a jetted tub for two. All of this is crowned by an oversized double garage wired for 220V.

Whether you're looking for a new home to plant roots and raise your family, a car enthusiast with a desire for space to house your next project, or a movie guru seeking to unwind, relax, and enjoy a film, this house has something for everyone.

With Nickle and Sam Livingston Schools just around the corner, the morning commute becomes much easier. Enjoy year-round lake access and spend your winter weekends skating at the lake. When you're ready to escape the cold, come home and unwind in the hot tub. During the summer, head to the lake for swimming, sports, or relaxation on the beach (don't forget the sunscreen). Those scorching summer months can make sleep difficult, but worry not; the air conditioning has you covered! If you have pets, simply head across the street to an



off-leash dog park, where your furry friends can burn off some energy.

This home boasts numerous upgrades, including a newer roof, an oversized double garage wired for 220V, an updated basement, and a newer furnace (2014). New vinyl plank flooring has been installed on the main floor in 2023. Exterior paint was just completed in (2023).

This home is truly one of a kind. Call your favorite realtor today and come see it for yourself!

Built in 1972

Essential Information

MLS® #	A2079003
Price	\$899,999
Sold Price	\$852,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,655
Acres	0.18
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	12004 Bonaventure Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J2V7

Amenities

Amenities	Beach Access, Picnic Area, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Crown Molding, Jetted Tub, Open Floorplan, Recessed Lighting, Steam Room, Tile Counters, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Brick Facing, Electric, Mixed
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Dog Run, Garden
Lot Description	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2023
Date Sold	October 23rd, 2023
Days on Market	46
Zoning	RC-1
HOA Fees	358.51
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX FIRST
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.