

\$700,000 - 1431 Lake Twintree Way Se, Calgary

MLS® #A2089707

\$700,000

4 Bedroom, 3.00 Bathroom, 1,210 sqft

Residential on 0.13 Acres

Lake Bonavista, Calgary, Alberta

OPEN HOUSE: SUNDAY OCTOBER 29 2-4PM. Nestled serenely on a tranquil street, this stunning residence is ideally located in the thriving heart of Lake Bonavista, just a stone's throw away from schools and local conveniences. With an impressive living space exceeding 2374sq/ft, this home exudes a perfect blend of style and comfort. The airy, open-concept main floor unveils an impeccably updated kitchen with an expansive island, abundant cabinets, and a dining area that seamlessly transitions into the inviting living room. The upper level reveals three generously sized bedrooms and a recently renovated 4-piece bathroom, ensuring both luxury and convenience. Descend to the lower level, where an additional bedroom, a sleek 3-piece bathroom, and a welcoming family room create an inviting retreat. Not to be overlooked, the basement offers an extra recreation room, providing the ideal space for the versatility and entertainment your family desires. Step outside to the meticulously landscaped backyard, a private oasis perfect for relaxation and outdoor gatherings, completing this perfect picture of a dream home. Step into the expansive backyard, a haven of privacy embraced by a fully fenced perimeter, offering an expanse of lush green play space for pets and children alike. While the little ones frolic, adults can savor the sun-drenched patio area, perfect for hosting gatherings and firing up the grill, all shielded from the outside world by the ample seclusion



provided by the towering double detached garage. Immerse yourself in the enchanting lakeside community, brimming with an array of year-round activities to enchant every member of the family. Discover the convenience of multiple schools, the alluring Lake Bonavista Promenade boasting a wealth of groceries, diverse eateries, enticing shops, a cozy pub, and much more, all just a stone's throw away. With seamless access to Deerfoot Trail, South Centre Mall, and the neighboring natural wonders of Fish Creek Park, every facet of this enchanting location is primed to enhance your lifestyle and elevate your daily experiences.

Built in 1972

Essential Information

MLS® #	A2089707
Price	\$700,000
Sold Price	\$685,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.13
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	1431 Lake Twintree Way Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2X6

Amenities

Amenities	Beach Access, Clubhouse, Picnic Area
Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, On Street

Interior

Interior Features	Breakfast Bar, Built-in Features, Separate Entrance, Storage
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	November 11th, 2023
Days on Market	15
Zoning	R-C1
HOA Fees	350.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	PLINTZ REAL ESTATE
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