

\$997,777 - 423 Lake Bonavista Drive Se, Calgary

MLS® #A2108693

\$997,777

3 Bedroom, 4.00 Bathroom, 2,053 sqft
Residential on 0.19 Acres

Lake Bonavista, Calgary, Alberta

Welcome to Lake Bonavista Estates, where this spacious bungalow offers 2083 sq ft on the main floor plus a fully finished basement, and is situated on a sprawling 75â€™™ estate lot right across from an off-leash dog park! Meticulously maintained and tastefully renovated, this home combines comfort with functionality and boasts a contemporary classic style. Special features include 3 fireplaces, on-site finished ¾â€™• light oak hardwood flooring, stone countertops throughout, heated tile floors in the bathrooms, and a huge central skylight that floods the main floor with natural light. Exterior features include vinyl windows, 2-inch Styrofoam insulation & TYVEC wrap with acrylic stucco, double front attached HEATED garage, and underground lawn sprinklers for easy maintenance. The floorplan offers lots of flexibility including space for a formal dining room, family room, formal living room (or office) and breakfast nook (or reading nook). The kitchen is open with broad counter space, soft-closing cabinet drawers, and built-in stainless steel appliances. Enjoy direct access to the deck from the main living area, plus a back door to the mudroom/laundry. The large deck is partially covered by the home's roofline, providing the ideal setting for outdoor living. The south-facing fenced yard includes a shed for additional storage, and access to the rear lane, which currently offers plenty of additional parking - including space for a 38â€™• RV â€™• which could easily be reclaimed as



yard space. Back inside, all 3 bedrooms are large and on the main floor, making this a perfect family home! The primary bedroom features an ensuite with a large shower with multi-directional spray heads. The lower level offers a huge open layout that includes a spacious seating area, games room, and wet bar with a built-in refrigerated cabinet, making it perfect for hosting gatherings. This level also has a 3-piece bath with an adjacent cedar steam room for your health and relaxation, a room with a closet and window (doesn't meet egress), and several storage rooms. The house is great, but LOCATION IS EVERYTHING. Across the street from an off-leash dog park, around the corner from Sam Livingston Elementary, a 10 min walk to Southcentre Mall, plus lake park access, Bonavista Promenade Mall, and a gas station at the end of the street. Lake Bonavista boasts an array of amenities, including a community rec centre that offers 2 ice pads, and outdoor rinks, plus a City of Calgary arena right next door. Indulge in a variety of year-round recreational activities at the lake: swimming, fishing, paddling, and tennis in the summer, and skating and tobogganing in the winter. Convenience doesn't even begin to describe how ideal this location is, with quick and easy access to Deerfoot and Macleod trails to get anywhere you want to go. But why would you leave? Book your showing today!

Built in 1971

Essential Information

MLS® #	A2108693
Price	\$997,777
Sold Price	\$987,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,053
Acres	0.19
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	423 Lake Bonavista Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0M2

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Oversized, RV Access/Parking

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Sauna, Skylight(s)
Appliances	Built-In Oven, Built-In Range, Convection Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Induction Cooktop, Microwave, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Circulating, Family Room, Gas, Gas Starter, Great Room, Insert, Mantle, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
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Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Gentle Sloping, Landscaped
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 19th, 2024
Date Sold	April 20th, 2024
Days on Market	61
Zoning	R-C1
HOA Fees	300.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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