

\$869,000 - 12172 Lake Waterton Crescent Se, Calgary

MLS® #A2114818

\$869,000

3 Bedroom, 2.00 Bathroom, 1,518 sqft
Residential on 0.13 Acres

Lake Bonavista, Calgary, Alberta

Open House Saturday March 23 1:00- 3:00 p.m Welcome to Lake Waterton Crescent, a delightful neighbourhood just a short stroll from the entrance to Lake Bonavista, nearby shopping, and one of Calgary's finest dining establishments. This generously proportioned bungalow has been thoughtfully updated and enhanced with modern mechanical features. Upon entering, the home welcomes you with an abundance of natural light pouring in through upgraded windows and a skylight. The open-concept layout seamlessly integrates the living room, dining area, and kitchen, ideal for both entertaining and day-to-day living. The kitchen has been tastefully upgraded with newer cupboards, appliances, an island, and a gas range. Both bathrooms have undergone significant improvements, boasting a contemporary aesthetic. The primary bedroom, of ample size for its vintage, features an ensuite and walk-in closet exuding elegance and functionality. The expansive lower level awaits your personal touch, with egress windows already installed and an upgraded electrical panel in place. Situated in the heart of Lake Bonavista on a peaceful street, just a block from the private lake, residents can enjoy year-round activities amidst serene surroundings. Outdoor entertaining spaces abound, from the secluded front courtyard to the west-facing backyard, offering ample room for gatherings. An oversized double garage adds to the practicality of this charming property. This presents a rare opportunity to



reside in one of Calgary's most prestigious neighbourhoods, all within an accessible budget. Residents of Lake Bonavista relish exclusive access to the private lake and appreciate the proximity to schools, parks, and various amenities. This home isn't just a residence – it embodies a lifestyle of luxury, comfort, and convenience. Don't let this opportunity slip away. Schedule a tour today and immerse yourself in the enchanting allure of Lake Bonavista living.

Built in 1969

Essential Information

MLS® #	A2114818
Price	\$869,000
Sold Price	\$846,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,518
Acres	0.13
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	12172 Lake Waterton Crescent Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2M7

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	2

Parking	Double Garage Detached
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Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Skylight(s)
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	April 13th, 2024
Days on Market	30
Zoning	R-C1
HOA Fees	358.31
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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