

\$799,900 - 13023 Bonaventure Drive Se, Calgary

MLS® #A2118429

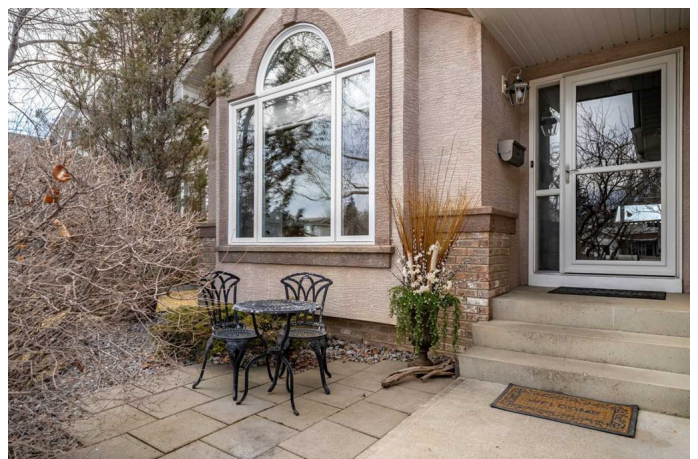
\$799,900

4 Bedroom, 3.00 Bathroom, 1,586 sqft

Residential on 0.14 Acres

Lake Bonavista, Calgary, Alberta

What an opportunity for a beautifully maintained, near 1600 square foot bungalow in desirable Lake Bonavista. This home offers over 3000 sq. ft. of developed space & is a perfect fit for a mature couple or family. You will fall in love with the open spaces, vaulted ceiling, the functionality of this floor plan & the natural light that floods this home. Formal den at the front of offers a bright space to work from home, can also be used as a bedroom if required. Large kitchen with loads of cabinet storage & island - plenty of space here to cook & entertain. Front living area has a gas fireplace & large windows flooding this room with natural light. Huge primary bedroom, ensuite & walk-in closet. Convenient, main level laundry. The basement is fully developed & adds so much living space to this home. Two large bedrooms down here, full bathroom, spacious recreation space & family room with second gas fireplace. There are 2 large storage areas as well, one of which could be easily converted to a home gym or additional basement office. Spacious double garage with epoxy finished floor. Sunny, west facing backyard with patio to enjoy those summer evenings. This home is so well located. You are a short walk to the C-Train, & only foot steps to Fish Creek Park which is right down the road. Walk to shops, movie theatre, fitness centre, restaurants & all amenities offered at the Avenida Shopping Centre. Full Lake Privileges to Lake Bonavista. All season lake - Enjoy the beach, docks, boating, tennis



swimming, fishing, skating & sledding. This is a fantastic opportunity for a mature couple who want to take their grandchildren to the lake, or a family with older children who want a large bungalow with the opportunity to retreat to their own space.

Built in 1995

Essential Information

MLS® #	A2118429
Price	\$799,900
Sold Price	\$845,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,586
Acres	0.14
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	13023 Bonaventure Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7E9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Freezer, Gas Cooktop, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Mantle, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 12th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	352.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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