

\$949,900 - 612 Lake Bonavista Drive Se, Calgary

MLS® #A2150299

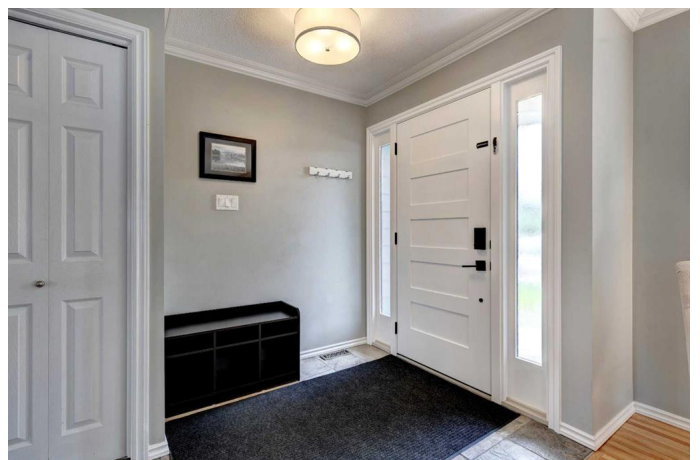
\$949,900

4 Bedroom, 3.00 Bathroom, 1,678 sqft

Residential on 0.19 Acres

Lake Bonavista, Calgary, Alberta

Beautifully upgraded and maintained, this oversized Lake Bonavista bungalow has a subtle elegance that complements stylish original features. The curb appeal is on point, thanks to a complete exterior renovation two years ago. A aggregate walkway leads up through manicured lawns and mature landscaping, inviting you to step through the newer front door. Inside, gorgeous original hardwood and massive southeast-facing windows give the living and dining area a sunny and serene aesthetic. The triple-pane windows and cellular blinds throughout are newer, as are the updated light fixtures. In the kitchen, slate floors add character, while stainless steel appliances give the space a modern touch and a reverse osmosis system provides unlimited filtered water. Wood cabinets showcase the quality of this home, and a massive window above the sink overlooks the backyard. A cozy fireplace begs you to relax in the family room. The primary suite is an expansive retreat, with a bedroom-sized walk-in closet! A stunning ensuite features a granite double vanity, a soaker tub, and a standup shower with both a rainfall showerhead and angled sprays. The secondary bedrooms are generous and have built-in closet organizers, and the remodeled main bathroom is lovely. Downstairs, the basement is a phenomenal space. The laundry room is fully outfitted to make laundry days easy and includes a newer washer. A gym is ready for your favourite exercise



equipment, while your theatre will be right at home in the rec room, where newer carpet is a plush update. There is a newly added fourth bedroom and an office on this level, plus tons of storage. Functional upgrades are a Lennox air conditioner, a water softener, an on-demand water heater, and a two-stage Lennox furnace. Outside, the oversized lot features low-maintenance landscaping and a large lawn, complete with a smart irrigation system. The exterior remodel included Hardie board siding, newer lighting, insulation, and weatherproof outlets, as well as newer soffits, eavestroughs, and downspouts. A large patio is newer, as is the fence and the overhead wires to the alley redone underground,. There is also a shed for your gardening essentials. The oversized double garage has upgraded electrical, epoxy floors, and tons of custom built-ins. Itâ€™s heated and the garage door opener is wi-fi enabled. An oversized gate in the back fence means you can easily store your toys or a trailer. This home is just steps to the edge of the lake “ to access it, walk down the block to The Promenade at Lake Bonavista, which conveniently also offers shopping, dining, and HOA amenities. A short walk will take you to the beach. This area offers plentiful parks and pathways, as well as excellent schools and golf courses nearby. Macleod Trail provides a quick commute to downtown and access to an extensive array of shops and restaurants. Anderson Road and Deerfoot Trail are close, connecting this community to the rest of the city. Call today.

Built in 1970

Essential Information

MLS® #	A2150299
Price	\$949,900
Sold Price	\$1,105,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,678
Acres	0.19
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	612 Lake Bonavista Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0M5

Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized

Interior

Interior Features	Closet Organizers, No Animal Home, Storage, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Landscaped, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	July 22nd, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	359.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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