

\$830,000 - 13223 Lake Crimson Drive Se, Calgary

MLS® #A2155076

\$830,000

3 Bedroom, 3.00 Bathroom, 1,292 sqft

Residential on 0.16 Acres

Lake Bonavista, Calgary, Alberta

Welcome to 13223 Lake Crimson Drive. A proud family home located on a huge corner lot in Lake Bonavista! Walking distance to 2 excellent schools and many playgrounds. This charming bungalow boasts a spacious layout with almost 1300 square feet on the main level, offering three bedrooms including a walk in closet and full bath in the master bedroom. A modern kitchen overlooking the beautiful backyard a family and dining room finish this level. The kitchen and bathrooms have been updated so the house is ready for your family to move in. In the fully finished basement, adding over a thousand square feet, the possibilities are endless with a huge rec room/living space, two large rooms that can be updated to add additional bedrooms, three piece bathroom, and additional storage space - ideal for larger families. Situated on a desirable corner lot, with a stunning SW facing backyard, this property not only provides ample parking but also holds exciting potential for converting the basement in to a second unit. There are many upgrades to enjoy with this home including a built-in sound system, heated floors, granite counter tops and marble tiles in the upstairs bathrooms, new windows, cork flooring in the basement, underground sprinkler system and a fibreglass roof. Living in Lake Bonavista means access to exceptional amenities including nearby parks, excellent schools, shopping, and of course full lake access all year round! Embrace the lake community lifestyle while enjoying the comfort



and potential of this wonderful property. Don't miss out on the opportunity to make this versatile and welcoming house your new home!

Built in 1972

Essential Information

MLS® #	A2155076
Price	\$830,000
Sold Price	\$815,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,292
Acres	0.16
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	13223 Lake Crimson Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J3K4

Amenities

Amenities	Beach Access, Boating, Community Gardens, Picnic Area, Playground, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Paved, RV Access/Parking

Interior

Interior Features	See Remarks
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Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Garden
Roof	Fiberglass
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	September 19th, 2024
Days on Market	36
Zoning	R-C1
HOA Fees	356.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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