

\$799,900 - 87 Lake Geneva Place Se, Calgary

MLS® #A2156523

\$799,900

5 Bedroom, 3.00 Bathroom, 1,483 sqft
Residential on 0.14 Acres

Lake Bonavista, Calgary, Alberta

Location alert! Lake Geneva Place offers the perfect location for this *TRIPLE GARAGE*, corner lot, custom bungalow that has been nicely cared for & offers loads of potential to make your own. This street is right in the middle of the community which results in one of the most quiet streets in Lake Bonavista. Lake Geneva Place is a twin cul-de-sac with only 10 homes on each side, so it gets limited traffic. At almost 1500 square feet on the main level, this is a large floor plan that caters nicely to large families, or owners who want to downsize but not compromise too much on space. Gorgeous vaulted ceilings throughout the home, & beautiful hardwood flooring across entire main level. 3 bedroom up, with the primary bedroom featuring a full ensuite. The main level also features a formal living area, spacious kitchen with eat-in dining, and a flex space behind the kitchen which can be used as a formal dining room, family room or home office. This room also walks out to the backyard patio. The basement is fully developed with an additional bedroom, a recreation area, full bathroom & loads of storage. This home also air conditioned. Triple garage out back & a low maintenance yard with patio. Flat roof on the garage was replaced in 2018, & the house roof was recently inspected & is in excellent condition. Lake Geneva Place is such a special street - homes rarely come up for sale here. This cul-de-sac also gets limited traffic - your children can play out front worry free. Lake



Bonavista is Calgary's premier lake community, offering the best that this city has to offer: Abundant parks & green spaces, access to Fish Creek Park, fabulous shopping & restaurants, great schools, & excellent access to major roadways. This home is situated right in between Andrew Sibbald & St. Boniface - an easy walk for school children to both. Majestic, tree lined streets & family atmosphere give residents a much needed retreat from a hectic metropolis, while maintaining the convenience of city living. Lake Bonavista is open to all residents & their guests, with walking trails, sports courts, & year round activities for the whole family. The Lake Bonavista Community Association operates the rec centre, with outdoor sports courts, 2 indoor ice rinks, gym, fitness studio, & a variety of meeting rooms. Enjoy family friendly events & recreational programs for all ages throughout the community. It's no wonder people who come to this neighbourhood never want to leave.

Built in 1971

Essential Information

MLS® #	A2156523
Price	\$799,900
Sold Price	\$850,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,483
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	87 Lake Geneva Place Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2S3

Amenities

Amenities	None
Parking Spaces	3
Parking	Triple Garage Detached

Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Granite Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Living Room, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Corner Lot, Cul-De-Sac
Roof	Flat Torch Membrane
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	August 23rd, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	359.00
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX First

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