

# \$1,225,000 - 644 Lake Bonavista Drive Se, Calgary

MLS® #A2157458

**\$1,225,000**

3 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.17 Acres

Lake Bonavista, Calgary, Alberta

If you ask a prospective homeowner about the features that they want in their next renovated home, replies will differ but the one consistent answer is a home where the quality, attention & care put into its construction can be trusted & endure over time. You have found this home here. This is the ULTIMATE turnkey, renovated home in Lake Bonavista! Completely overhauled by Vicon homes, absolutely EVERYTHING was done here, & to a very high standard. This is not a "flip" renovation. This was a renovation done for a homeowner who wanted to establish a lasting & unmatched quality. Stunning curb appeal with aggregate driveway & front attached garage that has access directly into the home & mudroom. The garage is also heated & features epoxy flooring. The entire exterior was designed to be low maintenance, featuring Hardie board siding & composite deck. Pristine, low maintenance walkways & gardens surround the property. Focus on enjoying your outdoor space! Elegant wood soffit & lighting as you walk up to the covered front entrance. Enter the home & the quality here will jump out to you quickly. The design of this home is catered towards a professional couple, downsizers, or families with older children. The kitchen was built by renowned kitchen designer LEGACY Kitchens & features quartz counters, premium appliances & loads of storage + prep space. Elegantly tiled gas fireplace is featured in the living room, which walks out to your private deck & patio space



out back. Beautiful, wide plank hardwood flooring throughout the main level. The primary suite is adjoined by a huge ensuite bathroom & walk-in closet. This is an incredible space. Main floor den/office could also be converted to a 2nd main level bedroom if required. Main floor laundry & mudroom offer great storage & utility. The basement is so inviting with loads of potlights & great features. 2 additional bedrooms + full bath, additional laundry space, bar + living & recreational spaces. Hot water on demand & water softener as well. The construction quality across this home leaves no compromises. Completely remediated for asbestos, entire new roof structure, triple pane low-e windows, upgraded insulation throughout, air conditioning & the list goes on & on. This home practically functions as new! Due to upgraded insulation & high quality windows, this home is super quiet inside. The lake entrance & Lake Bonavista Promenade are only a 5 min. walk from your home. Lake Bonavista Community Association operates the rec centre, with sports courts, 2 indoor rinks, gym, fitness studio, & a variety of meeting rooms. Enjoy family events & recreational programs for all ages throughout the community. It's no wonder people who come to this neighbourhood never want to leave. And it is a very difficult decision for this homeowner to leave this absolutely pristine home with a superlative quality! Walking into this home, you will immediately feel a sense of comfort & appreciation. This opportunity is unmatched.

Built in 1970

### **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2157458    |
| Price      | \$1,225,000 |
| Sold Price | \$1,225,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,477       |
| Acres          | 0.17        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 644 Lake Bonavista Drive Se |
| Subdivision | Lake Bonavista              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2J 0M9                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Wet Bar   |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Induction Cooktop, Refrigerator, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | Central Air                                                                                              |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas                                                                                                      |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | None                                                 |
| Lot Description   | Back Lane, Reverse Pie Shaped Lot, Landscaped, Level |
| Roof              | Asphalt                                              |
| Construction      | Cement Fiber Board, Stone                            |
| Foundation        | Poured Concrete                                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2024 |
| Date Sold      | August 23rd, 2024 |
| Days on Market | 7                 |
| Zoning         | R-C1              |
| HOA Fees       | 359.00            |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.