

\$834,000 - 855 Lake Lucerne Drive Se, Calgary

MLS® #A2162382

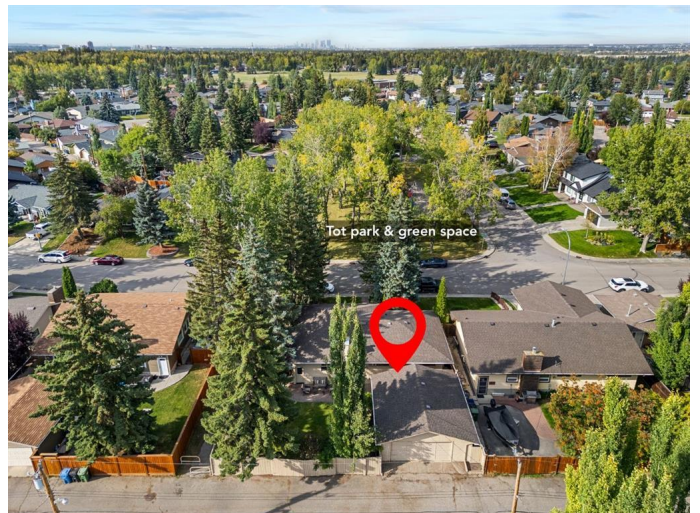
\$834,000

5 Bedroom, 3.00 Bathroom, 1,458 sqft

Residential on 0.16 Acres

Lake Bonavista, Calgary, Alberta

How many homes that come up for sale in Lake Bonavista are directly in front of a green space & tot park. Not many at all, & very few in this price category! Welcome to 855 Lake Lucerne Drive, & to this perfectly located family home. This original owner home has been lived in for a long time by one family. Many happy memories have been made here & now after 52 years it's time for another to make this their own. This bungalow offers almost 2800 square feet of space, & a desirable floor plan which caters perfectly to established or growing families. Great curb appeal as you walk up. 3 + 2 bedrooms & 3 full bathrooms across the entire home. Generous living areas for relaxing & entertaining, functional galley kitchen with loads of prep space & cabinet storage. The primary bedroom features a full ensuite. Fully developed basement with lots of flex/rec areas which are great for children to play. 2 additional bedrooms down here & plenty of storage. This home offers you a great opportunity to just move in & enjoy like this family has, update to your own tastes, or as a renovation opportunity. This home is also situated on a large lot. At 7,000 square feet, you can find the sun in the generous yard on the south side, or find some shade to relax in on the west side. Large, 24' x 23'6" double garage can be accessed from 3 entry spots into the alley - very convenient during the winter. The true distinguishing feature of this property is its location. You get the best of



everything here. A park right out front where you can watch your children run across the street to this wonderful street. The home is also located within a short walking distance of St. Philip School, Andrew Sibbald School & St. Bonaventure. Speedy access to get in & out of the community to get you on your way. And of course, the lake! Lake Bonavista is Calgary's premier lake & community, offering the best that this city has to offer. Lake Bonavista is the jewel of this community & is open to all residents & their guests, with walking trails, sports courts, & year round activities for the whole family such as swimming, fishing, sledding & skating. The Lake Bonavista Community Association operates the rec centre, with 2 indoor ice rinks, gym, fitness studio, & a variety of meeting rooms. Enjoy family friendly events & recreational programs for all ages throughout the community. Fish Creek Park is just around the corner, & features more than 100 KM of paved and unpaved trails. The park is a popular area for hiking, biking, cross country skiing, as well as for picnicking, swimming, fishing, and observing wildlife. Fish Creek also offers Sikome lake, Annie's for lunch and The Ranch for fine cuisine. It's no wonder people who come to this neighbourhood never want to leave. What a fabulous opportunity for you to create your own long time family legacy in this amazing home.

Built in 1972

Essential Information

MLS® #	A2162382
Price	\$834,000
Sold Price	\$840,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3

Square Footage	1,458
Acres	0.16
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	855 Lake Lucerne Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3H6

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 9th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	359.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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