

\$899,000 - 1156 Lake Twintree Drive Se, Calgary

MLS® #A2163108

\$899,000

4 Bedroom, 4.00 Bathroom, 1,855 sqft

Residential on 0.12 Acres

Lake Bonavista, Calgary, Alberta

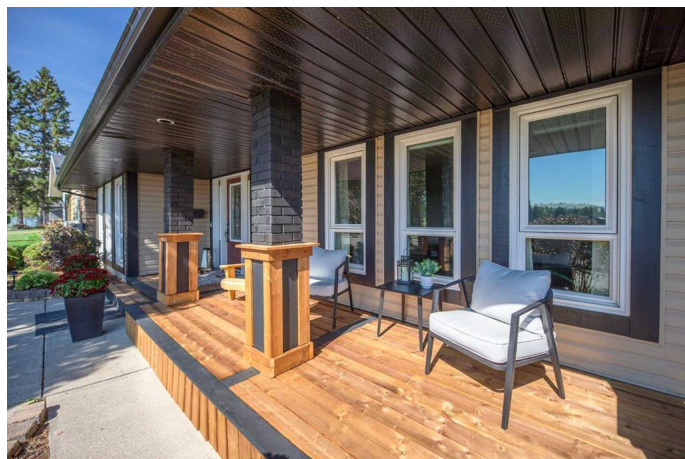
Open House Saturday Sept. 7, 2p-4p.

Welcome to this amazing family residence in the prestigious community of Lake Bonavista, renowned for its vibrant lifestyle and exclusive amenities. This stunning 1,855 square foot, 4 bedroom home is perfectly positioned across from a school and a vast field, offering the perfect setting for family living.

As you enter the home, you are greeted by a sophisticated formal living room and dining room, ideal for hosting gatherings and family meals. The family room, enhanced with upgrades throughout, provides a warm and inviting atmosphere, perfect for daily relaxation. The entire home benefits from numerous updates, including a newer furnace, hot water tank, air conditioning, windows, and doors, ensuring comfort and efficiency year-round.

The kitchen is the perfect size and placement, featuring modern appliances and ample space for culinary exploration. It flows seamlessly into the family room, creating an open and engaging environment. Four bedrooms located upstairs provide generous living space for the entire family, each room designed with comfort and privacy in mind.

The home also boasts a spectacular basement designed for entertainment, complete with a wine room, a cozy TV area, and a dedicated office space, making it a versatile area for both



relaxation and productivity. A 3pce bathroom and utility/storage area completes the lower level.

Outdoor living is just as impressive, with a stamped concrete patio, large deck and sport court make this backyard a paradise for all family members. A double insulated and heated garage adds to the home's functionality and appeal. A low maintenance yard offers extra time to enjoy the private oasis for outdoor activities.

Located in a community that provides residents with access to Lake Bonavista's private lake and recreation facilities, this home offers not just a living space but a lifestyle. Enjoy year-round activities such as swimming, boating, and skating, along with proximity to Fish Creek Park for additional outdoor adventures.

This home is a true gem in Lake Bonavista, offering luxury, comfort, and convenience in one of Calgary's most sought-after neighborhoods. Don't miss the opportunity to make this your forever home, where every detail is tailored for a life of elegance and leisure.

Built in 1971

Essential Information

MLS® #	A2163108
Price	\$899,000
Sold Price	\$918,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,855
Acres	0.12

Year Built	1971
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1156 Lake Twintree Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J2T2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Bar, Ceiling Fan(s), Granite Counters, Recessed Lighting, See Remarks, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Street Lighting, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 5th, 2024
Date Sold September 9th, 2024
Days on Market 4
Zoning R-C1
HOA Fees 367.50
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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