



GRASSROOTS
REALTY GROUP

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623 Lake Simcoe Close SE
Calgary, Alberta

MLS # A2229311



\$1,050,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,965 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Attached, Double Garage Deta		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, Jetted Tub, Storage, Vinyl Windows, Wet Bar, Wood Windows		

Inclusions: In Garage - Cupboards Tire Rack , Peg Board , Shelving , Lockers , Metal Cabinet, Basement -Fridge, Keg Fridge , Bar Counter and Pool/Ping Pong table with accessories. Unmonitored alarm system as is. Yard-Garden Shed , Green house and side shed .

Located in the highly sought-after community of Lake Bonavista, this classic 4 bedroom, 2 storey split complete with AIR CONDITIONING offers endless potential and rare features perfect for both home renovators and automotive enthusiasts. Just steps from Fish Creek Park and its pathways, the location alone is worth a look, but what's inside is even better. Step inside and you'll find a spacious and bright main floor featuring a large welcoming living room with bay window. The formal dining room includes a built-in sideboard ideal for hosting dinner parties and extra storage. The maple kitchen offers granite countertops, dining nook and overlooks a cozy family room with hardwood flooring and a wood-burning fireplace with direct access through patio doors to the private backyard and patio with gas line for summer BBQs its the perfect spot for summer entertaining and outdoor living. This level also includes a main-floor bedroom, 2-piece bathroom, laundry, side entrance, and access to the ATTACHED DOUBLE GARAGE. Upstairs, you'll find three bedrooms, including a massive primary suite with a walk-in closet and ensuite featuring a jetted tub, plus a 4-piece bathroom and high-end laminate flooring throughout. It's move-in ready, with room for your personal upgrades to truly make it your own. The developed basement is where the fun happens it features a games room with pool/ping pong table (included), a wet bar with built-in beer keg dispenser and fridge, a flex space perfect for movie nights or a gym, home office and plenty of extra storage in the furnace room that has 2 newer furnaces (2017) and hot water tank (2017). But here's the real showstopper, built in 2015 is a HEATED, OVERSIZED DETACHED DOUBLE GARAGE(28' x 24') with 11' walls, a 14' vaulted peak, with BUILT-IN HOIST (included) a dream space for anyone who loves working on

cars, bikes, or DIY projects. Outside, enjoy a fenced backyard complete with a patio, sheds, greenhouse, and garden space. Whether you're dreaming of a custom renovation or just need room to pursue your hobbies, this home delivers. Updates include: Most windows replaced in (2014), Garage (2015), Furnaces (2017), Hot Water Tank (2017) 2-Air Conditioners (2017). This is your chance to own a home in one of Calgary's most desirable neighbourhoods close to Schools, Shopping, Parks, Pathways, Lake and more.