



GRASSROOTS
REALTY GROUP

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**783 Lake Twintree Crescent SE
Calgary, Alberta**

MLS # A2231080



\$849,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,476 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s)		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Homes this close to the lake in Lake Bonavista rarely come to market! Situated just minutes from the lake, this nearly 1,500 sq ft, 5 bedroom bungalow is nestled on a quiet, tree-lined street and offers exceptional access to year-round recreation in one of Calgary's most established, family-friendly communities. Exterior of Home: The home's curb appeal is undeniable, with mature landscaping, slate hardscape pathways, and a full-width composite front porch- perfect for morning coffee, a porch swing, or simply relaxing outdoors in peaceful privacy. Interior of Home: Inside, a skylit foyer welcomes you into a bright and spacious living room with a charming window bench. Adjacent to the kitchen is a flexible dining space that also works beautifully as a home office, reading nook, or play area. The kitchen and family room enjoy views of the maintenance free landscaped backyard with composite decking and built in planter beds, offering an inviting, functional layout filled with natural light - ideal for daily living and entertaining alike. Throughout the home, thoughtful architectural details and warm hardwood flooring create an inviting English cottage ambiance. The main floor features a tranquil primary bedroom with bay window and a 4 pc ensuite boasting a soaker tub and dual skylights. A 2nd bedroom and convenient 3-piece bathroom complete the main level. The lower level: the fully finished basement provides excellent additional living space, including a large family room, 3 bedrooms (one currently used as an office), a 3 pc bathroom, and a spacious laundry/utility room with abundant storage. A spacious double detached garage adds convenience and extra storage. The community. Whether it's paddle-boarding in summer or skating in winter, this location lets you enjoy all the lake lifestyle has to offer - just a short walk from your

door. Brimming with charm, character, and potential, this home is ready for your family to make it their own.**This is a must-see opportunity in one of Calgary’s best private lake communities.