



**GRASSROOTS**  
REALTY GROUP

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**904 Lake Bonavista Green SE  
Calgary, Alberta**

**MLS # A2248241**

**\$900,000**



<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,788 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Reverse Pie Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, French Door, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to a home that blends comfort, character, and an unbeatable Lake Bonavista lifestyle — where families enjoy year-round lake access, top-rated schools, and a welcoming sense of community. Close to 1800 sq. ft. of living space, this thoughtfully designed two-storey has room for everyone to gather, grow, and make lasting memories. Step into a sun-filled living and dining area where soaring 12-foot vaulted ceilings and 18-linear feet of windows create a warm, inviting space for family celebrations or cozy evenings at home. The kitchen is designed for both everyday living and effortless entertaining, featuring a mosaic tile backsplash, stainless steel appliances, under-cabinet lighting, a pantry with roll-out drawer, lazy susan, and five additional drawers — everything a busy household needs. A window over the sink, replaced in 2005, frames views of the backyard. Just off the kitchen, the family room offers a perfect place to unwind, complete with a gas insert in the classic brick fireplace surround, wood wall paneling, and updated carpet and underlay (2018). Sliding patio doors lead to a private concrete patio with a gas line for your BBQ — the perfect setting for family dinners under the stars. A convenient two-piece bathroom off the garage entry keeps everyday routines simple. Upstairs, four bedrooms with hardwood flooring provide comfortable retreats for the whole family. The primary suite is a peaceful escape with two closets and an ensuite featuring a make-up counter, sink, private water closet, and shower. A double linen closet, a bedroom with double doors, and windows replaced in 2005 add practical touches. The fully developed basement extends your living space with a wood-burning fireplace, three-piece bathroom, laundry, storage, and versatile rooms — including one with a closet that needs a window to be a legal bedroom.

Outside, a brick and stucco exterior pairs with mature evergreens for privacy and a charming crab apple tree. The roof was replaced in 2019, the fence is new as of 2020, and exterior lighting has been updated. A double attached garage, and an extra front parking pad complete this wonderful family home. An unbeatable location steps to the Promenade for groceries, shops & restaurants with medical facilities adjacent. This is your chance to create a lifetime of memories in Lake Bonavista — where neighbours become friends, and every season brings something to enjoy.