



**GRASSROOTS**  
REALTY GROUP

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**816 Lake Ontario Drive SE**  
**Calgary, Alberta**

**MLS # A2250004**



**\$679,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,816 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lake		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Brick, Concrete, Wood Frame, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bookcases

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** n/a

ensuite has a shower and basement is not developed. Attention Investors & Home Renovators: Prime Fixer-Upper Opportunity in Lake Bonavista! Calling all savvy investors and home renovators! This 4-bedroom, 2 $\frac{1}{2}$ -bath family home in the highly sought-after Lake Bonavista community is your chance to transform a diamond-in-the-rough into a stunning masterpiece. Ready for your creative vision and some TLC, this property offers incredible potential to add significant value in a prime location. Step into the spacious front living area, where large south-facing windows flood the space with natural light, creating a warm and inviting atmosphere. This open area flows seamlessly into a formal dining room, perfect for future gatherings. The heart of the home features a functional kitchen that transitions to a cozy informal eating nook and a sunken family room, complete with a wood-burning fireplace for relaxing evenings. Sliding glass patio doors lead to a generous backyard, offering endless possibilities for outdoor enhancements or play. The main level also includes a versatile bedroom, ideal for a home office or guest room, plus a convenient laundry area and a warunk&oacute;wUpstairs, you&rsquo;ll find three additional bedrooms, including a primary suite with an ensuite shower, plus a main bathroom, all primed for your personal updates. The undeveloped basement provides a blank canvas with ample storage, ready for you to customize and boost this home&rsquo;s value. The standout feature of this property is the oversized, fully finished double detached garage&mdash;heated, meticulously crafted, and finished to a higher standard than many homes, making it ideal for a workshop, studio, or additional living space. Located just steps from parks, top-rated schools, and vibrant shopping, this Lake Bonavista gem is perfectly positioned for a

rewarding renovation in a premier community.Don&rsquo;t miss this rare opportunity to turn this fixer-upper into your dream home or a lucrative investment! Schedule a viewing today and seize the potential in Lake Bonavista!