



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1275 Lake Sundance Crescent SE
Calgary, Alberta

MLS # A2251769



\$1,315,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,529 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Central, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data		
Inclusions:	Ice Maker		

Welcome to this exceptional, fully reimagined oversized bungalow with nearly 3,000 sq. ft. of total living space in highly sought-after Lake Bonavista. Taken right down to the studs, this home has been completely rebuilt with every detail thoughtfully crafted to deliver the perfect blend of modern luxury and timeless style. Nearly everything is brand new—plumbing, electrical, hot water tank, windows/doors, building envelope with OSB sheathing and Tyvek, and new attic insulation upgraded to R-50. Even the interior walls have been insulated for sound and comfort, adding a layer of peace to everyday living. Inside, the heart of the home is a true chef’s kitchen, featuring commercial-grade appliances, a butler’s pantry, and custom walnut cabinetry that pairs beautifully with rich hardwood floors. Natural light floods the main floor, thanks to a newly added patio that extends the indoor living outdoors, creating a bright, airy atmosphere perfect for entertaining or quiet relaxation. The interior spaces have been designed with flexibility in mind—from dual laundry rooms on both levels, to adaptable living and dining spaces equipped for multiple layouts, to a basement rec room designed with two TV configurations. This thoughtful planning ensures the home can evolve with you and your lifestyle. The private spaces are equally refined, with high-end finishes in every room and bathrooms that rival a luxury spa. Outside, you’ll find all-new landscaping, a new fence, and a new oversized garage equipped with 220v charging plug, upgraded 200-amp service, and rough-in plumbing for a gas heater—a rare and valuable upgrade for Calgary winters. This bungalow not only offers luxury inside and out, but also an enviable lifestyle. As a Lake Bonavista resident, you’ll enjoy year-round lake access—swimming, skating, and more—plus

immediate access to Fish Creek Park and a nearby off-leash dog area. Families will appreciate being part of a desirable school district, adding long-term value to this exceptional home. Every element of this property speaks to quality, longevity, and thoughtful design. Move in and experience the peace of mind of a truly "better-than-new" build in one of Calgary's most prestigious lake communities.