



GRASSROOTS
REALTY GROUP

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240 Lake Bonavista Drive SE
Calgary, Alberta

MLS # A2252687



\$1,250,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,442 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sauna, See Remarks, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	N/A		

*Open house on Saturday, September 27 and Sunday, September 28, 12-2pm*A complete transformation in Calgary's premier lake community. Taken down to the studs and rebuilt over 10 months, this Lake Bonavista bungalow is effectively brand-new, combining timeless design with modern luxury. Professionally designed, the home reflects an expertly curated palette with high-end finishings, quartz throughout, and no expense spared. Every detail, from structure to style, was meticulously planned with function and quality in mind. Inside, soaring vaulted ceilings with spray foam insulation showcase plenty of pot lights, integrated speakers, and a dramatic open-concept design. The chef's kitchen blends Bosch appliances with a KitchenAid downdraft gas cooktop, quartz counters with a full quartz backsplash, and a custom wet bar/cappuccino station with wine fridge. The layout is anchored by a floor-to-ceiling fireplace, with flat-painted ceilings and extensive pot lighting throughout. The primary retreat offers a custom walk-in closet and spa-inspired ensuite with dual vanities, rain shower, and body sprays. A second bedroom, stylish 4-piece bath with tub/shower, and a custom mudroom with built-ins, laundry, and dog wash complete the main floor. The lower level is equally impressive, with a sprawling rec room, an incredible wet bar, games area, sauna, another bedroom, gym, and a showpiece 4-piece bathroom. Outside, the home features a fully redone exterior with Smart Board siding, stone accents, and all new windows, complemented by new exposed aggregate poured front steps, landing, and a walkway that extends around to the back. The fully finished oversized double heated garage with a large opening gate completes this property. Thoughtful upgrades include all new plumbing and electrical, on-demand hot water, new backflow

preventer, extensive lighting including stair lighting, and a functional layout designed for today's lifestyle. Enjoy exclusive year-round lake access, swimming, paddleboarding, skating, and community events, in one of Calgary's most prestigious communities.