



GRASSROOTS
REALTY GROUP

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512 129 Avenue SE
Calgary, Alberta

MLS # A2252912



\$1,299,888

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,262 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RE0110
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Shed, Garage Fridge, Player Piano (as is), ALL CHATTELS AND FURNITURE

Beauty in wonderful Lake Bonavista. Welcome home to this rare 4 bedroom, 3.5 bathroom classic. Located on a great street in the best lake community in the city. The original owners have lovingly maintained and improved the home since it was constructed. Vaulted front entry is spacious and welcoming. Note the quality kitchen cabinetry with gorgeous granite counters. Cozy gas fireplace in the family room off the kitchen for those cold Calgary winter nights. The living room fireplace has rarely or may never have been used. A traditional living room and dining room lend a touch of elegance to the home. Gotta love the main floor laundry/mudroom off the double attached garage. The two piece bath is quite classy and located for privacy. Upstairs, you'll find 4 generous bedrooms. The primary has a 3 piece ensuite. The basement has a bedroom and full bathroom. The recreation/games room is large enough to accommodate most anything you have in mind. There is also space to create a home theatre area. There's plenty of storage too. Enjoy relaxing on the spacious deck in your beautifully landscaped backyard. Then of course, there is the community itself. Lake Bonavista has to be the premier lake community in Calgary. There are tennis, pickleball and basketball courts, two sandy beaches, free use of watercraft to help you fish in the well stocked lake. The recently renovated clubhouse makes enjoying the lake and amenities so much easier all year long. Lake Bonavista = Great access for schools, shopping, walking, biking and driving. Buyer to accept all chattels, furniture and sundry items that the seller choose to leave. . (The dryer works but makes noise "as is".)