



GRASSROOTS
REALTY GROUP

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13111 Lake Arrow Road SE
Calgary, Alberta

MLS # A2253937



\$785,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,243 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	1 full / 3 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Laminate Counters, Storage		

Inclusions: NA

On the market for the first time in over 40 years, this well-maintained 4-level split offers a prime location in the highly sought-after lake community of Lake Bonavista. Enjoy exclusive lake access with year-round activities like swimming, skating, and paddleboarding, all just a short walk from your door. This inviting family home features multiple living areas spread across four levels, creating both functional space and room to grow. Highlights include a double garage, central air conditioning, and a layout that's ideal for family living. Thoughtfully cared for over the decades, this property shows true pride of ownership, while also offering plenty of opportunity for you to add your personal touch. Located within walking distance to schools, the lake, Fish Creek Park, and community amenities, this home is a rare find in one of Calgary's most beloved neighbourhoods. Don't miss your chance to secure this timeless property in Lake Bonavista!