



GRASSROOTS
REALTY GROUP

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1039 Lake Bonavista Drive SE
Calgary, Alberta

MLS # A2262749



\$999,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,297 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Step inside this beautifully upgraded four-level split, a true gem nestled in prestigious Lake Bonavista. Every inch of this stunning home has been meticulously updated, captivating you with luxurious vinyl plank flooring, a fresh interior, abundant light, and a soaring vaulted ceiling. The open-concept main floor masterfully blends style and functionality. The living room features a modern fireplace and charming garden views. The sleek kitchen is a chef's delight, boasting a center island with ample seating, extensive quartz countertops, and brand-new stainless-steel appliances. The adjacent dining room offers a versatile space for any gathering. Ascend to the upper level's gorgeous primary suite, a private sanctuary with a walk-through closet leading to your spa-like ensuite. This oasis includes an elegant standalone soaking tub, dual sinks, and a spacious walk-in shower. A second bedroom with its own four-piece ensuite is also conveniently located here. The lower level, graced with new carpeting, expands functionality with a good-sized office and two additional bedrooms. A conveniently located three-piece bathroom serves this level. Descending further, the basement transforms into a haven for entertainment with a large recreation room and handy dry bar. Step outside into the generous sunny, fenced backyard with a paved patio for BBQs, sprawling green space, and garden potential. Direct access to your rear, detached double garage ensures convenience, while the front driveway provides additional parking. Lake Bonavista itself is more than just a community; it's a lifestyle. Just minutes away, the shimmering lake offers abundant year-round activities, from swimming and beaches to tennis, an outdoor gym, and more. This highly desirable community boasts a prime location with easy access to major thoroughfares, South Centre Mall, diverse restaurants, and Fish

Creek Park. A home of this caliber, in such a coveted location, is exceptionally rare and will undoubtedly be claimed swiftly. Book your showing today!